



613.759.8383

# Commercial Leasing & Investment

Ottawa, Ontario | Availability Report

**JANUARY 2026**



**Integrity. Dedication. Professionalism.**

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective tenants shall not construe the information as legal advice. All properties are subject to change or withdraw without notice.

## West

### 411 Roosevelt Avenue



Suite 200	3,048 sf	Immediate	Price: \$17.50/sf
Suite 202	1,761 sf	<b>LEASED</b>	OPC: \$21.19/sf
Suite 206	639 sf	<b>LEASED</b>	
Suite 305	2,819 sf	Immediate	
Suite 309	2,141 sf	Immediate	<i>4,960 sf Contiguous</i>

### 250 City Centre Avenue



Suite 400	2,151 sf	<b>LEASED</b>	Price: \$12.00/sf
Suite 611	1,028 sf	<b>LEASED</b>	OPC: \$15.89/sf
Suite 616	1,586 sf	<b>LEASED</b>	
Suite 807	735 sf	<b>LEASED</b>	

### 119 Ross Avenue



Suite 100	1,787 sf	Immediate	Price: \$14.00/sf
Suite 102	2,207 sf	Immediate	OPC: \$20.98/sf
Suite 200	4,021 sf	Immediate	

### 1339 Wellington Street W.



Suite 202	1,776 sf	Immediate	Price: \$14.00/sf
			OPC: \$20.68/sf

### 2249 Carling Avenue



Suite 412	2,035 sf	Immediate	Price: \$13.50/sf
Suite 423	2,515 sf	Immediate	OPC: \$17.94/sf

### 2255 Carling Avenue



Suite 201	1,981 sf	<b>LEASED</b>	Price: \$13.50/sf
Suite 202	1,352 sf	Immediate	OPC: \$14.94/sf
Suite 402	4,281 sf	Immediate	
Suite 403	1,594 sf	Immediate	
Suite 410	2,645 sf	Immediate	
Suite 500	11,379 sf	Immediate	<i>up to 8,520 sf contiguous</i>

## CONTACT

**Charles Mirsky**  
Broker, COO Brokerage Services

**Jason Shinder**  
Broker of Record, CEO

613-759-8383  
[leasing@districtrealty.com](mailto:leasing@districtrealty.com)

## West

### 885 Meadowlands Drive



Unit 14	6,296 sf	Immediate	Price: \$15.00/sf
Suite 105	6,345 sf	Immediate	OPC: \$16.02/sf
			<i>12,641 sf contiguous</i>
Suite 200	12,949 sf	Immediate	Price: \$14.00/sf
Suite 300	7,429 sf	LEASED	OPC: \$16.26/sf
Suite 302	1,737 sf	Immediate	
Suite 400A	1,435 sf	Immediate	
Suite 402	4,150 sf	Immediate	
Suite 501	5,284 sf	Immediate	

### 1130 Morrison Drive



Suite 260	1,611 sf	Immediate	Price: \$15.00/sf
Suite 270	2,605 sf	LEASED	OPC: \$16.10/sf
Suite 280	3,891 sf	Immediate	
Suite 280 & 260	5,502 sf	Immediate	

Sunny Suites • Bike Racks & Showers • Indoor & Outdoor Parking • Close to HWY 417

### 2039 Robertson Road



Suite 236	688 sf	Immediate	Price: \$18.00/sf
Suite 243	1,066 sf	Immediate	OPC: \$17.06/sf
Suite 256	613 sf	Immediate	
Suite 400	1,477 sf	LEASED	
Suite 401	1,250 sf	Immediate	
Suite 501/502	1,401 sf	Immediate	

### 603 March Road



Suite 100-E	6,906 sf	Immediate	Price: \$12.50/sf
Suite 100-SE	3,954 sf	Immediate	OPC: \$12.99/sf
Second Floor*	up to approx. 11,199 sf	Immediate	

\*A range of space is available on the second floor.

## South

### 177-179 Colonnade Road



Suite 100	9,120 sf	April 1, 2026	Price: \$14.50/sf
Suite 300	11,269 sf	November 1, 2026	OPC: \$ 8.76/sf

## South

### 223 Colonnade Road



Suite 111	573 sf	Immediate	Price: \$15.00/sf
Suite 112	1,343 sf	Immediate	OPC: \$15.71/sf
Suite 202	1,036 sf	Immediate	
Suite 204	884 sf	Immediate	
Suite 205	581 sf	Immediate	
Suite 206	1,733 sf	Immediate	
Suite 210	1,534 sf	Immediate	

*up to 5,758 sf contiguous*

## Central

### 366 Rideau Street



Building	2,971 sf	February 1, 2026	Price: \$6,500/month
Semi Gross			

- Charming three-storey building, ideal for **trendy office** or boutique retail use
- Fit with a breakroom and washrooms with a shower
- Prominent frontage on Rideau Street
- Steps from the Rideau Centre, the ByWard Market, and the University of Ottawa

### 1 Nicholas Street



Suite 200	12,764 sf	Immediate	Price: \$17.00/sf		
Suite 302	3,651 sf	Immediate	OPC: \$11.32/sf		

Suite 303 3,820 sf Immediate

Suite 412 2,396 sf Immediate

Suite 430 2,293 sf Immediate

Suite 432 1,487 sf Immediate

Suite 500 3,769 sf Immediate - *Can be demised*

Suite 520 3,473 sf Immediate

Suite 600 3,010 sf Immediate

Suite 700 1,275 sf January 1, 2026

Suite 702 1,054 sf Immediate

Suite 708 2,076 sf Immediate

Suite 712 3,391 sf Immediate

Suite 800 9,579 sf Immediate

Suite 900 6,999 sf Immediate

Suite 920 3,084 sf Immediate ] 10,084 sf contiguous

Suite 1001 2,318 sf Immediate

Suite 1105B 2,982 sf Immediate

Suite 1108B 1,504 sf Immediate

Suite 1210 1,573 sf Immediate

Suite 1216 904 sf Immediate ] 2,477 sf contiguous

Suite 1408 2,912 sf Immediate

Suite 1500 3,290 sf Immediate

Suite 1510 1,354 sf January 1, 2026



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## Central

### 177 Nepean Street



Building	21,953 sf	Immediate	Price: \$16.00/sf
Suite 200	5,494 sf	Immediate	OPC: \$14.80/sf
Suite 300	5,566 sf	Immediate	
Suite 400	5,466 sf	Immediate	
Suite 500	5,427 sf	Immediate	

Suite 200 - Turnkey marketing or call centre with a large breakroom, meeting room, and two private offices. Plenty of natural light.



## East

### 815 Taylor Creek Drive



Building	15,240 sf	Immediate	Price: \$15.00/sf
Ground Floor	7,522 sf	Immediate	OPC: \$15.75/sf
Second Floor	up to 7,500 sf	Immediate	
Suite 201	4,012 sf	Immediate	
Suite 203	1,819 sf	Immediate	
Suite 204	1,886 sf	Immediate	

### 2668 Alta Vista Drive



Second Floor	3,066 sf	Immediate	Price: \$20.00/sf
			SEMI GROSS

For more information and to book a tour of 2668 Alta Vista Drive, please contact:  
Brent Taylor / [brent@brentcomrealty.com](mailto:brent@brentcomrealty.com) / 613.726.7323

### 1417C Cyrville Road



Suite C201	2,109 sf	Immediate	Price: \$7.00/sf
Suite C207	766 sf	Immediate	OPC: \$9.16/sf

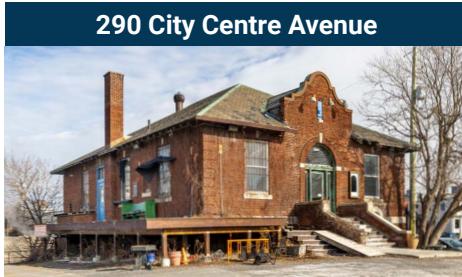
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## West



### 290 City Centre Avenue

5,660 sf Immediate

Price: \$12,000/month

Semi Gross

- Standout property in Ottawa west, steps from Bayview LRT
- Signage facing Somerset St. West
- Just north of Little Italy, and a short walk to Chinatown and Wellington West



### 360 Croydon Avenue

490 sf Immediate

Price: \$30.00/sf

GROSS + Utilities

- Glass front retail space on the ground level of a 217-unit apartment building.
- Close to Lincoln Fields Station.



### Rideauview Shopping Plaza

### 885 Meadowlands Drive

Unit 6	1,400 sf	LEASED	Price: \$15.00/sf
Unit 14	6,296 sf	Immediate	OPC: \$16.02/sf
Unit 105	6,345 sf	Immediate	
		12,641 sf contiguous	
Unit 2	2,094 sf	March 1, 2026	Price: \$25.00/sf
			OPC: \$16.02/sf

• Glass front unit with direct exterior access.  
 • Strong potential to refit for a restaurant



### 591 March Road

Unit 1	3,014 sf	January 1, 2027	Price: \$20.00/sf
Unit 10	1,873 sf	Immediate	OPC: \$12.22/sf
Unit 13-15	3,919 sf	LEASED	
Unit 7	1,029 sf	Immediate	Price: \$25.00/sf
			OPC: \$12.22/sf

## South



### 1160 Beaverwood Road

NEW LISTING

Unit 1	3,595 sf	Immediate	Price: \$25.00/sf
			OPC: \$13.87/sf

• Dock loading door  
 • Accessible unit  
 • Customer parking  
 • Retail plaza anchored by national brands including Independent Grocery, Rexall, LCBO, Pet Value, Anytime Fitness, and more!



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## Central

### 366 Rideau Street



Building

2,971 sf February 1, 2026

Price: \$6,500/month

Semi Gross

- Charming three-storey building, ideal for trendy office or boutique retail use
- Ground floor fit for retail use. Second floor fit with a breakroom and washrooms with a shower
- Prominent frontage on Rideau Street
- Steps from the Rideau Centre, the ByWard Market, and the University of Ottawa



### 200 Elgin Street

NEW LISTING



3,289 sf TBD

Price: \$45.00/sf

OPC: \$15.87/sf

- Highly visible corner retail space in downtown Ottawa
- Ideal for restaurant conversion
- Prominent frontage on Elgin Street
- Ground floor of the Vantage, a 122-unit apartment complex opening Spring/Summer 2026
- Located across from City Hall, close to the Rideau Centre and National Arts Centre



### 1 Nicholas Street



Unit 2

542 sf 30 Days Notice

Price: \$40.00/sf

Unit 5

1,722 sf Immediate

OPC: \$11.32/sf

For more information and to book a tour of 1 Nicholas Street, please contact:  
Neil Mason / [nmason@cwottawa.com](mailto:nmason@cwottawa.com) / 613.236.7777

### 203 Bank Street



NEW PRICE

1,840 sf Immediate

Price: \$25.00/sf

OPC: \$16.51/sf

- 19' of frontage on Bank Street in Centretown
- Currently built-out as a tea shop
- Suitable for food service and a variety of retail uses.

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## East

<b>500 Terminal Avenue</b> 	Unit 10 <sup>[1]</sup> 3,242 sf      Immediate <b>Price: \$32.00/sf</b> <b>OPC: \$14.23/sf</b>  Unit 17 <sup>[2]</sup> 15,423 sf      Immediate <b>Price: \$32.00/sf</b> <b>OPC: \$12.79/sf</b>
<b>550 Terminal Avenue</b> 	Unit 8 <sup>[3]</sup> 4,404 sf      Immediate <b>Price: \$32.00/sf</b> <b>OPC: \$12.79/sf</b>
<b>665 Industrial Avenue</b> 	Unit 2B <sup>[4]</sup> 5,155 sf      Immediate <b>Price: \$32.00/sf</b> <b>OPC: \$13.95/sf</b> <ul style="list-style-type: none"> <li>• Inline space beside LCBO</li> </ul>
<b>610 Industrial Avenue</b> 	[5]      36,502 sf      Immediate <b>Price: TBD</b> <b>OPC: \$11.85/sf</b> <ul style="list-style-type: none"> <li>• Freestanding building with frontage on Industrial Avenue</li> <li>• Ceiling: 20' clear</li> <li>• 1 loading dock</li> <li>• Plenty of natural light</li> </ul>
<b>590 Industrial Avenue</b> 	Unit 6 <sup>[6]</sup> 6,747 sf      Immediate <b>Price: \$32.00/sf</b> <b>OPC: \$12.34/sf</b> <ul style="list-style-type: none"> <li>• Endcap unit located next to Urban Barn and Healthy Planet</li> <li>• Large display windows bring in abundant natural light</li> </ul>
<b>595 Industrial Avenue</b> 	Unit 2 <sup>[7]</sup> 23,519 sf      Immediate <b>Price: \$32.00/sf</b> <b>OPC: \$13.95/sf</b> <ul style="list-style-type: none"> <li>• Highly visible unit with frontage on Industrial Avenue</li> <li>• Ceiling: 20' clear</li> <li>• 1 loading dock</li> </ul>
<b>575 Industrial Avenue</b> 	Unit 4 <sup>[8]</sup> 6,018 sf      Immediate <b>Price: \$32.00/sf</b> <b>OPC: \$13.95/sf</b> <ul style="list-style-type: none"> <li>• Inline unit between Skechers and Banana Republic</li> <li>• Building signage faces Industrial Avenue</li> <li>• Ceiling: 20' clear</li> </ul>

## East

### 515 Industrial Avenue



Unit 1 <sup>[9]</sup>

2,675 sf Immediate

Price: \$32.00/sf

OPC: \$12.86/sf

- Potential to demise in half
- 42' of frontage on Industrial Avenue
- Highly effective building signage and large display windows.

### 505 Industrial Avenue



Unit 3 <sup>[10]</sup>

4,100 sf Immediate

Price: \$18.00/sf

Unit 4 <sup>[11]</sup> 3,387 sf Immediate

12,391 sf contiguous

OPC: \$ 6.73/sf

Unit 5 <sup>[12]</sup> 4,904 sf Immediate

Unit 7 <sup>[13]</sup> 4,077 sf Immediate

- Ideal showroom units with O.H. loading doors. Ceiling height 18'4" clear. Unit 5 has a mezzanine.

### 100 Trainyards Drive



Unit 14 <sup>[14]</sup>

4,596 sf Immediate

Price: \$32.00/sf

Unit 16 <sup>[15]</sup> 4,386 sf Immediate

up to 13,166 sf contiguous

OPC: \$12.93/sf

Unit 18 <sup>[16]</sup> 4,184 sf Immediate

Unit 25 <sup>[17]</sup> 1,896 sf Immediate

Price: \$32.00/sf

OPC: \$12.86/sf

Unit 26 <sup>[18]</sup> 4,150 sf Immediate

Unit 28 <sup>[19]</sup> 5,072 sf Immediate

up to 16,190 sf contiguous

Price: \$32.00/sf

OPC: \$12.93/sf

Unit 30A <sup>[20]</sup> 2,403 sf Immediate

Unit 30B <sup>[21]</sup> 2,669 sf Immediate

Price: \$32.00/sf

OPC: \$12.86/sf

Unit 32 <sup>[22]</sup> 5,184 sf **LEASED**

Price: \$32.00/sf

OPC: \$12.86/sf

### 150 Trainyards Drive



restaurant <sup>[23]</sup>

7,036 sf Immediate

Price: \$32.00/sf

OPC: \$11.78/sf

- Fully fixtured restaurant



## CONTACT

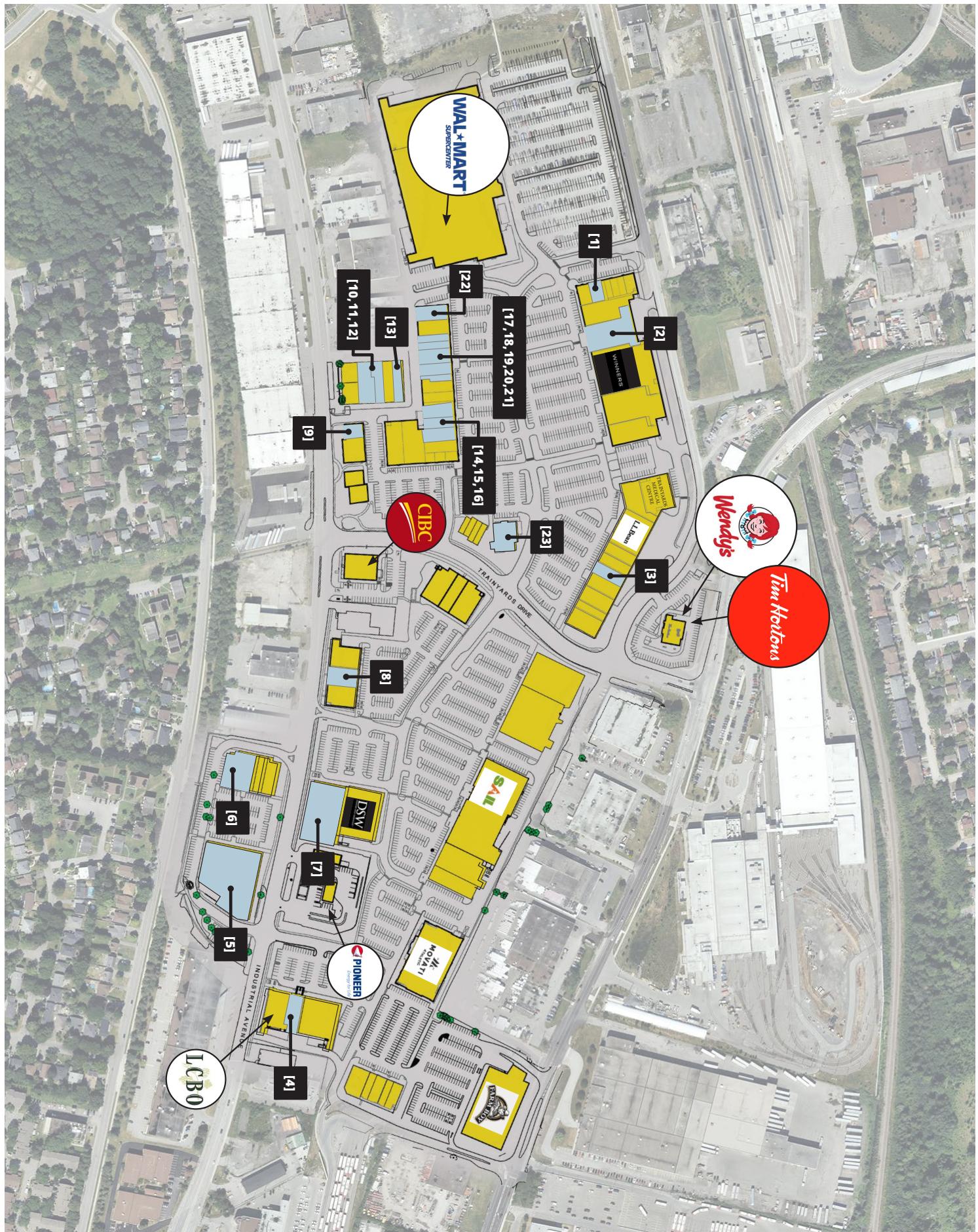
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# RETAIL SPACE FOR LEASE

JANUARY



# CONTACT

## Charles Mirsky

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## East

### 1000 Belfast Road

LEASED



Unit J

4,868 sf **LEASED**

Price: \$20.00/sf

OPC: \$13.05/sf

- Ceiling: 19'
- Loading: Double man door
- Two washrooms
- Building signage visible from St. Laurent Blvd.

### 230 Brittany Drive



1,827 sf Immediate

Price: \$30.00/sf

GROSS + Utilities

- Retail unit on the ground level of a 275 unit residential highrise complex.
- Located just off St. Laurent Blvd.

### Innes Crossing

### 1491 Innes Road



Building A

Unit 101-A

approx. 7,300 sf Immediate

Price: \$20.00/sf

OPC: \$10.00/sf (approx.)

- Ceiling: 18'6" to the beams; 20' to roof deck
- Loading: Double man door
- Potential to demise

### 1495 Innes Road



Building D

3,635 sf Immediate

Price: \$25.00/sf

OPC: \$10.00/sf (approx.)



Google Earth

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## West

### 250 City Centre Avenue



#### Upper Level

Bay 222	3,200 sf	Immediate	Price: \$13.00/sf
Bay 234	3,200 sf	LEASED	OPC: \$ 7.25/sf
Bay 220	3,200 sf	August 1, 2026	

- Ceiling: 14'
- Overhead Loading Door

## South

### 7 Enterprise Avenue



8,941 sf LEASED

Price: \$17.00/sf

OPC: \$ 6.07/sf

- On-site parking
- Dock and grade loading
- Ceiling: 12' clear, 15' to roof deck
- Power: 75 KVA, 3 phase, 600V, 100 AMP

### 18 Enterprise Avenue

New Listing!



Unit F 2,160 sf February 1, 2026

Price: \$17.00/sf

OPC: \$ 6.78/sf

- On-site parking
- Grade Loading Door
- Ceiling: 14'
- Power: 60 Amp, 120/208V, 3 Phase, roughly 40 KVA



## East

### 1000-1010 Belfast Road

New Listing!



Unit B160 3,964 sf May 1, 2026

Price: \$16.00/sf

OPC: \$ 5.65/sf (approx.)

- Ceiling Height: 19'
- Dock Loading

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## East

### 3020 Hawthorne Road



Unit 200A

16,324 sf Immediate

Price: \$18.00/sf

OPC: \$ 5.13/sf (approx.)

- Showroom space with large display windows and customer parking
- Ceiling: 23' to joist, 25' to roof deck
- Grade loading door
- Dock loading door with leveller

Unit 100C

6,800 sf Immediate

Price: \$18.00/sf

OPC: \$ 5.16/sf

- Showroom space with large display windows and customer parking
- Ceiling: 23' to joist, 25' to roof deck
- Two Dock loading doors



### 1275 Humber Place



Unit 300-400

40,000 sf Immediate

Price: \$16.50/sf

Unit 700

6,440 sf Immediate

OPC: \$ 6.00/sf (approx.)

- Ceiling Height: 30'
- Sprinkler System
- 3 Phase Power
- Dock Loading

## Retail & Office / Redevelopment Land

1327-1335, 1337-1341 & 1347 Wellington St. West



Site Area: 34,702.81 SF 0.8 Acres

Price: \$10,750,000.00

- Two well-maintained office and retail buildings with an additional off-site parking lot.
- Properties: 3
- Parking Spaces: 45
- Gross Leasable Area: 41,185 sf

## Office

226 Argyle Avenue

New Listing!

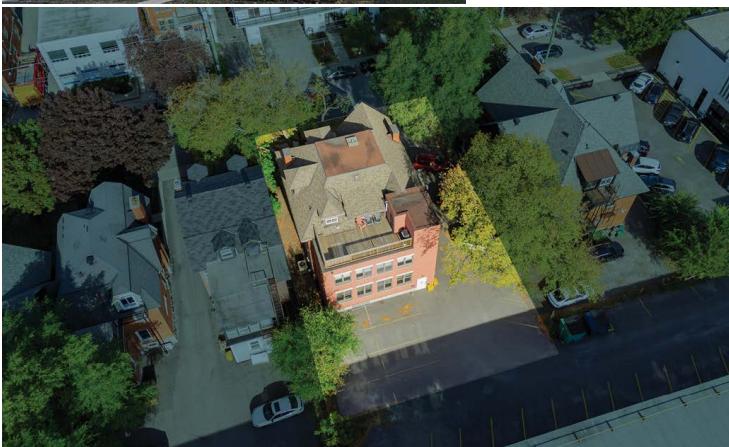


CENTRAL

Site Area: 8,794.11 SF 0.202 Acres

Price: \$2,950,000.00

- Turn-key office building with 19 parking spaces
- Secure building with cameras and digital locks
- Rentable Area: 6,542 sf
- Three floors plus basement



## Multi-Family

### 186 James Street

New Listing!



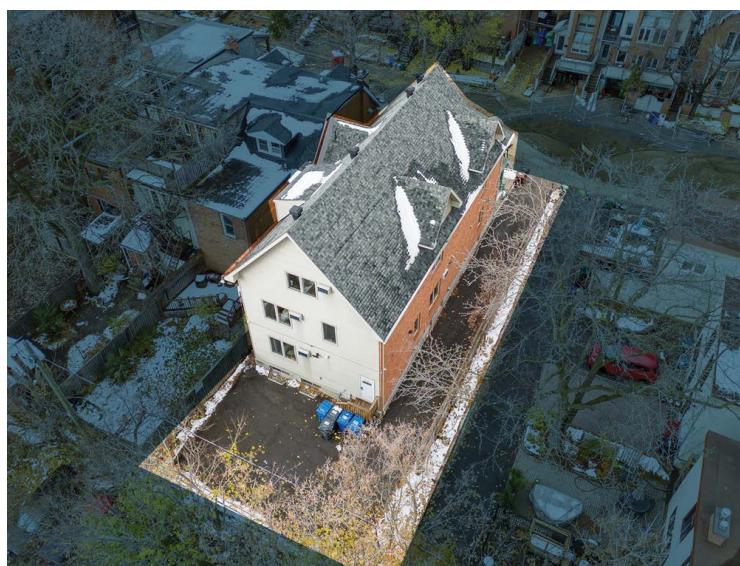
CENTRAL

Site Area: 4,553.13 SF 0.105 Acres

Price: \$3,195,000.00

Fully Occupied Multi-Family Building | 11 Units Total

- Fully renovated in 2015 including new boiler, a new roof, and the addition of air conditioning and a common laundry room
- Unit Mix:
  - 2 x studio
  - 8 x one bedroom
  - 1 x two bedroom



Unit 2 - Studio



Unit 2 - Studio



Unit 2 - Studio

### 125 Somerset Street West



CENTRAL

7,868 sf 0.181 Acres

Price: \$9,000,000.00

Multi-Family Asset in the Golden Triangle | 30 Residential Units | 3 Commercial Units

- Underground and surface parking

## Multi-Family

### TRIO Orleans | 2045, 2055, 2065 Portobello Boulevard



EAST

180 Units Site Area: 3.9 Acres

**Price: Contact**

Condo quality apartments with high-end finishes and superior amenities in an established suburban community.

- Year Built: 2023/24
- Number of Buildings: 3
- Units: 180

- Unit Mix:  
42 x One Bedroom  
27 x One Bedroom + Den  
42 x Two Bedroom  
69x Two Bedroom + Den

