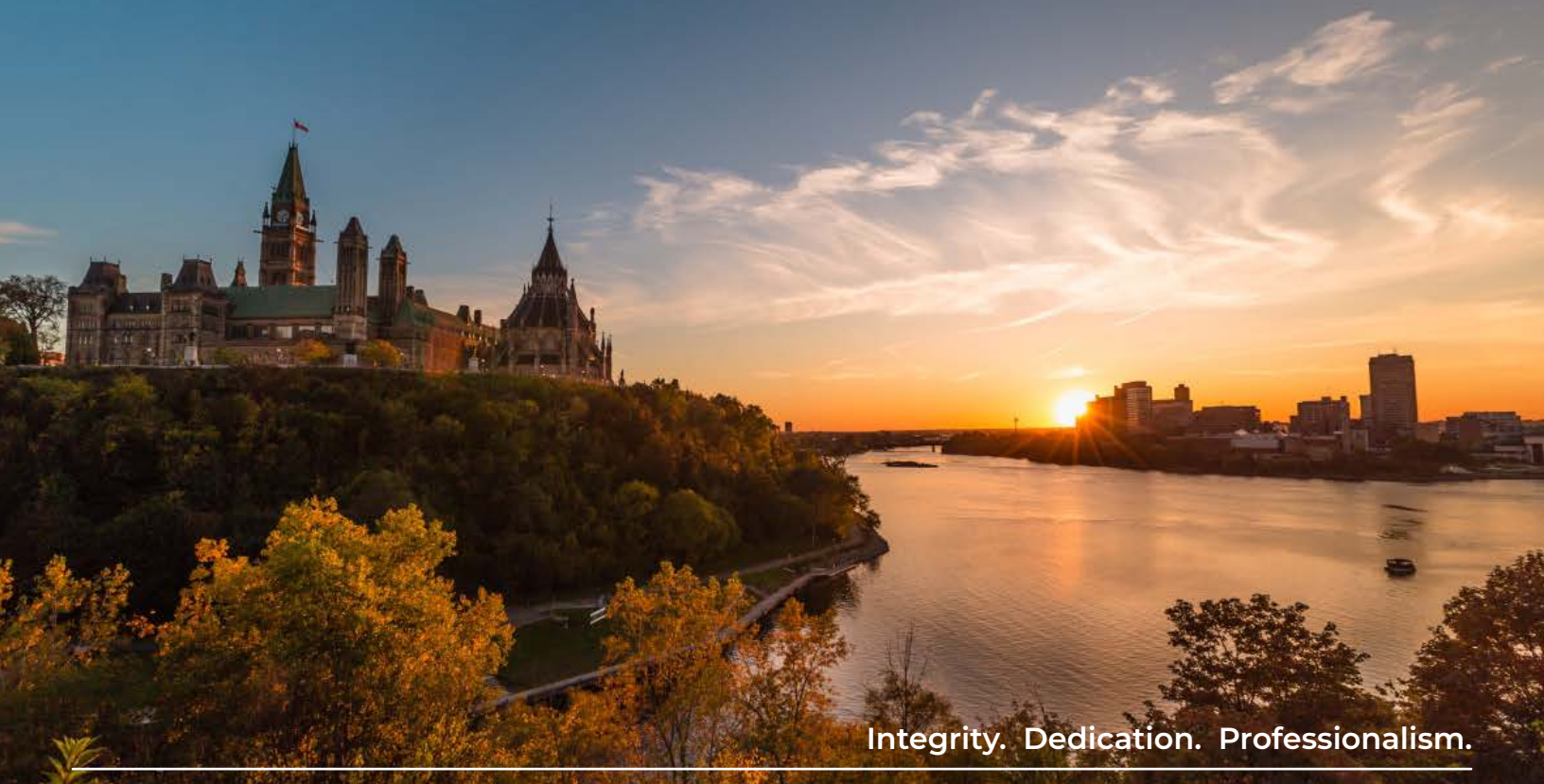


# Commercial Leasing & Investment

Ottawa, Ontario | Availability Report

**FEBRUARY 2026**



**Integrity. Dedication. Professionalism.**

## West

### 411 Roosevelt Avenue



Suite 200	3,048 sf	Immediate	} 4,960 sf Contiguous	Price: \$17.50/sf
Suite 305	2,819 sf	Immediate		OPC: \$21.60/sf
Suite 309	2,141 sf	Immediate		

### 250 City Centre Avenue

NEW!



Suite 612	676 sf	Immediate		Price: \$12.00/sf
				OPC: \$15.04/sf

### 119 Ross Avenue



Suite 100	1,787 sf	Immediate		Price: \$14.00/sf
Suite 102	2,207 sf	Immediate		OPC: \$21.86/sf
Suite 200	4,021 sf	Immediate		

### 1339 Wellington Street W.



Suite 202	1,776 sf	Immediate		Price: \$14.00/sf
				OPC: \$24.80/sf

### 2249 Carling Avenue



Suite 412	2,035 sf	Immediate		Price: \$13.50/sf
Suite 423	2,515 sf	Immediate		OPC: \$18.24/sf

### 2255 Carling Avenue



Suite 201	1,981 sf	LEASED	} up to 8,520 sf contiguous	Price: \$13.50/sf
Suite 202	884 sf	Immediate		OPC: \$16.81/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		



## West

## 885 Meadowlands Drive



Unit 14	6,296 sf	Immediate	} 12,641 sf contiguous	Price: \$15.00/sf
Suite 105	6,345 sf	Immediate		OPC: \$18.31/sf
Suite 200	12,949 sf	Immediate	} 5,585 sf contiguous	Price: \$14.00/sf
Suite 302	1,737 sf	Immediate		OPC: \$17.46/sf
Suite 400A	1,435 sf	Immediate		
Suite 402	4,150 sf	Immediate		
Suite 501	5,284 sf	Immediate		

## Suite 402 – Turn-Key Medical Office



## 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



New Listing!

Suite 101	9,120 sf	April 1, 2026	Price: \$14.50/sf
			OPC: \$12.57/sf
Suite 300	11,269 sf	November 1, 2026	Price: \$14.50/sf
			OPC: \$ 9.44/sf

## South

### 223 Colonnade Road



Suite 111	573 sf	Immediate	} up to 5,758 sf contiguous	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		

## Central

### 366 Rideau Street

NEW LISTING



Building	2,971 sf	Immediate	Price: \$6,500/month
			Semi Gross

- Charming three-storey building, ideal for **trendy office**, **medical clinics**, or boutique retail use
- 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

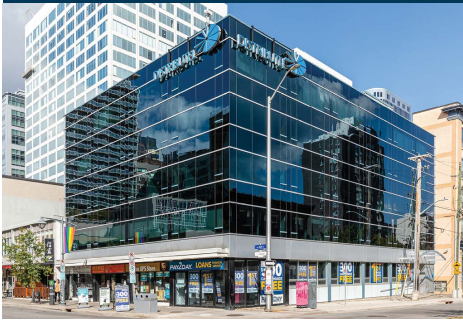


Suite 200	12,764 sf	Immediate	} 10,084 sf contiguous	Price: \$17.00/sf
Suite 302	3,651 sf	Immediate		OPC: \$11.32/sf
Suite 303	3,820 sf	Immediate		
Suite 412	2,396 sf	Immediate		
Suite 430	2,293 sf	Immediate		
Suite 432	1,487 sf	Immediate		
Suite 500	3,769 sf	Immediate - Can be demised		
Suite 520	3,473 sf	Immediate		
Suite 600	3,010 sf	Immediate		
Suite 700	1,275 sf	Immediate		
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	} 2,477 sf contiguous	
Suite 920	3,084 sf	Immediate		
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		
Suite 1408	2,912 sf	Immediate		
Suite 1500	3,290 sf	Immediate		
Suite 1510	1,354 sf	Immediate		



## Central

### 177 Nepean Street



Building	21,953 sf	Immediate	<b>Price: \$16.00/sf</b>
Suite 200	5,494 sf	Immediate	<b>OPC: \$14.00/sf</b>
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	<b>Price: \$15.00/sf</b>
Ground Floor	7,522 sf	Immediate	<b>OPC: \$15.75/sf</b>
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	<b>Price: \$20.00/sf</b>
			<b>SEMI GROSS</b>

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	<b>Price: \$7.00/sf</b>
Suite C207	766 sf	Immediate	<b>OPC: \$9.16/sf</b>

## West

### 290 City Centre Avenue

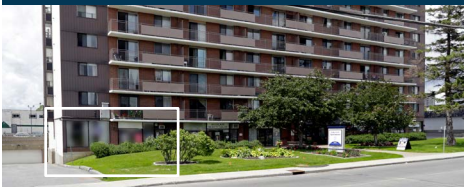


5,660 sf Immediate

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

- Located on the ground level of a 217-unit apartment building.
- Close to Lincoln Fields Station, and major retailers Metro and Rexall which drive traffic to the area.

### Rideauview Shopping Plaza 885 Meadowlands Drive



Unit 14	6,296 sf	Immediate	} 12,641 sf contiguous
Unit 105	6,345 sf	Immediate	

Price: \$15.00/sf  
OPC: \$18.31/sf

- Ground floor retail/office holds potential for medical or educational centres, athletic use, and more.

Unit 2 2,094 sf March 1, 2026

Price: \$25.00/sf  
OPC: \$17.46/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 4,873 sf **LEASED**

OPC: \$12.81/sf

Unit 7 1,029 sf Immediate

Price: \$25.00/sf  
OPC: \$12.81/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!





## Central

### 366 Rideau Street

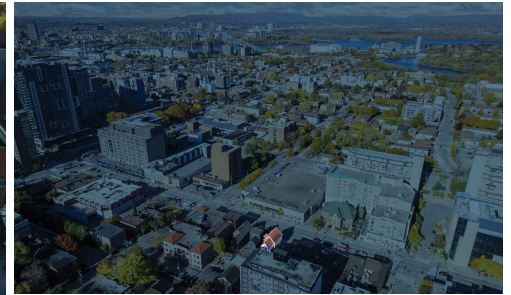


Building 2,971 sf Immediate

Price: \$6,500/month

Semi Gross

- Charming three-storey building, ideal for medical office or boutique retail or fitness studio
- 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

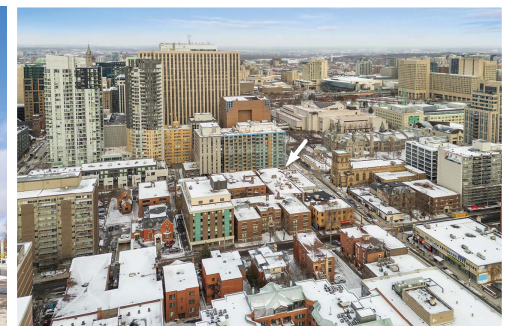
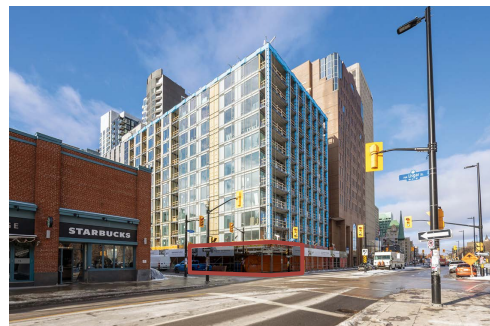
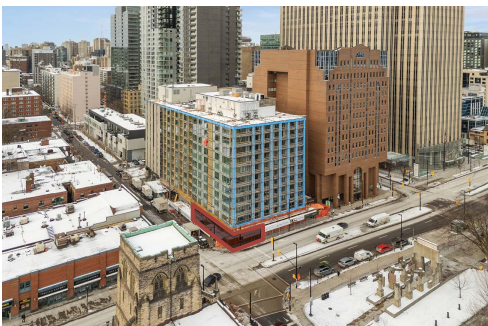


3,289 sf TBD

Price: \$45.00/sf

OPC: \$11.32/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



1,840 sf Immediate

Price: \$25.00/sf

OPC: \$15.50/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.

## East

## 500 Terminal Avenue



Unit 10 <sup>[1]</sup>	3,242 sf	Immediate	Price: \$32.00/sf OPC: \$14.03/sf
Unit 17 <sup>[2]</sup>	15,423 sf	Immediate	Price: \$32.00/sf OPC: \$14.03/sf

## 550 Terminal Avenue



Unit 8 <sup>[3]</sup>	4,406 sf	Immediate	Price: \$32.00/sf OPC: \$14.03/sf
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## 665 Industrial Avenue



Unit 2B <sup>[4]</sup>	5,155 sf	Immediate	Price: \$32.00/sf OPC: \$13.15/sf
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- Inline space beside LCBO

## 610 Industrial Avenue



<sup>[5]</sup>	36,502 sf	Immediate	Price: TBD OPC: \$12.04/sf
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- Freestanding building with frontage on Industrial Avenue
- Ceiling: 20' clear
- 1 loading dock
- Plenty of natural light

## 590 Industrial Avenue



Unit 6 <sup>[6]</sup>	6,747 sf	Immediate	Price: \$32.00/sf OPC: \$12.04/sf
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- Endcap unit located next to Urban Barn and Healthy Planet
- Large display windows bring in abundant natural light

## 595 Industrial Avenue



Unit 2 <sup>[7]</sup>	23,519 sf	Immediate	Price: \$32.00/sf OPC: \$13.15/sf
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- Highly visible unit with frontage on Industrial Avenue
- Ceiling: 20' clear
- 1 loading dock

## 575 Industrial Avenue



Unit 4 <sup>[8]</sup>	6,018 sf	Immediate	Price: \$32.00/sf OPC: \$13.15/sf
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- Inline unit between Skecher and Banana Republic
- Building signage faces Industrial Avenue
- Ceiling: 20' clear



## East

### 515 Industrial Avenue



Unit 1 <sup>[9]</sup>	2,675 sf	Immediate	Price: \$32.00/sf
Unit 3 <sup>[10]</sup>	1,398 sf	April 1, 2026	OPC: \$14.03/sf
<ul style="list-style-type: none"> <li>• Potential to demise in half</li> <li>• 42' of frontage on Industrial Avenue</li> <li>• Highly effective building signage and large display windows.</li> </ul>			

### 505 Industrial Avenue



Unit 3 <sup>[11]</sup>	4,100 sf	Immediate	} 12,391 sf contiguous	Price: \$18.00/sf
Unit 4 <sup>[12]</sup>	3,387 sf	Immediate		OPC: \$ 6.49/sf
Unit 5 <sup>[13]</sup>	4,904 sf	Immediate		
Unit 7 <sup>[14]</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>[15]</sup>	4,596 sf	Immediate	up to 13,166 sf contiguous	Price: \$32.00/sf
Unit 16 <sup>[16]</sup>	4,386 sf	Immediate		OPC: \$14.03/sf
Unit 18 <sup>[17]</sup>	4,184 sf	Immediate		
Unit 25 <sup>[18]</sup>	1,896 sf	Immediate	up to 16,190 sf contiguous	Price: \$32.00/sf
Unit 26 <sup>[19]</sup>	4,150 sf	Immediate		OPC: \$14.03/sf
Unit 28 <sup>[20]</sup>	5,072 sf	Immediate		
Unit 30A <sup>[21]</sup>	2,403 sf	Immediate		Price: \$32.00/sf
Unit 30B <sup>[22]</sup>	2,669 sf	Immediate		OPC: \$14.03/sf
Unit 32	5,184 sf	LEASED		Price: \$32.00/sf
				OPC: \$14.03/sf



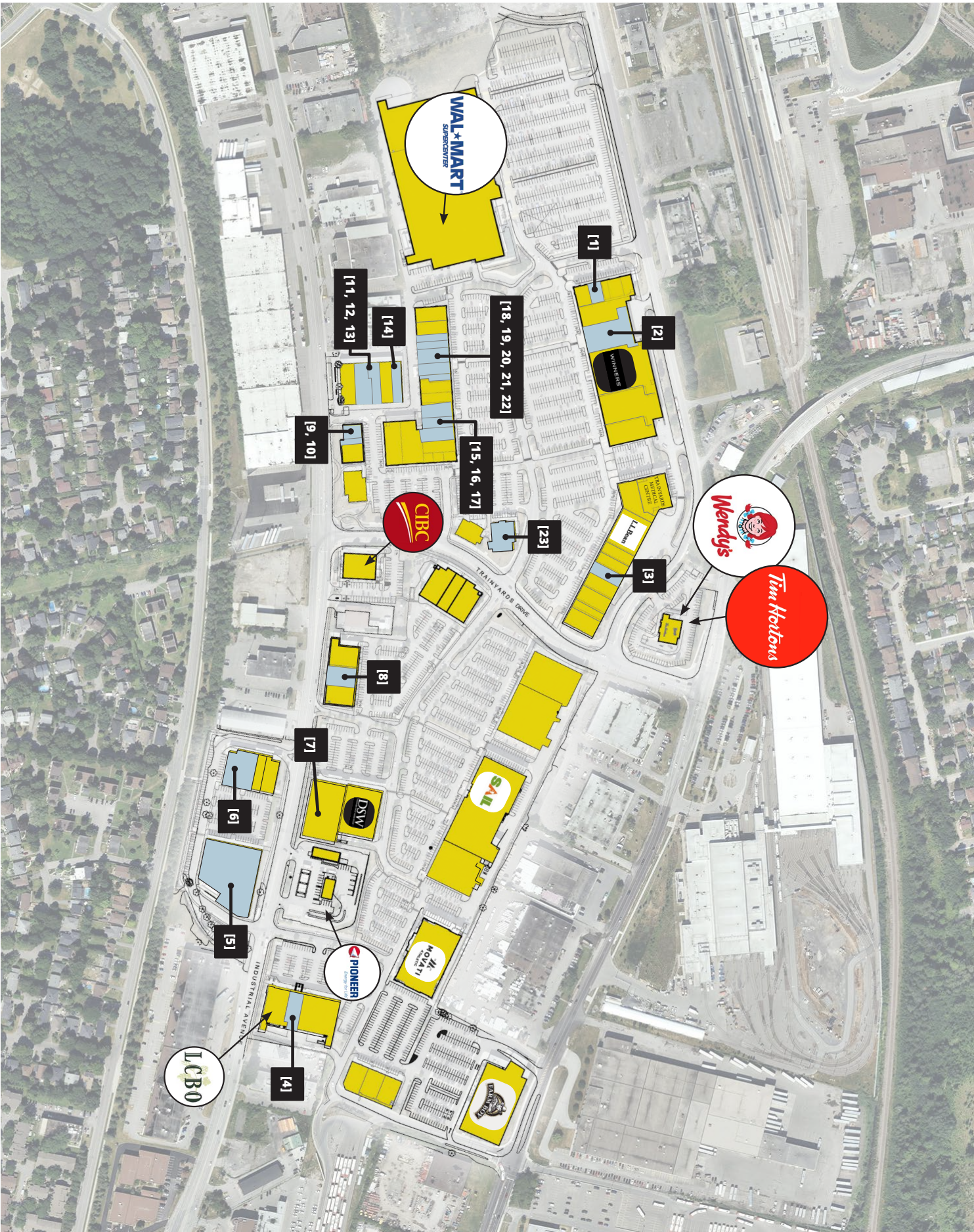
### 150 Trainyards Drive



restaurant <sup>[23]</sup>	7,036 sf	Immediate	Price: \$32.00/sf
			OPC: \$14.03/sf
• Fully fixtured restaurant			









## East

### 1000 Belfast Road

NEW!



Unit A 2,199 sf April 1, 2026

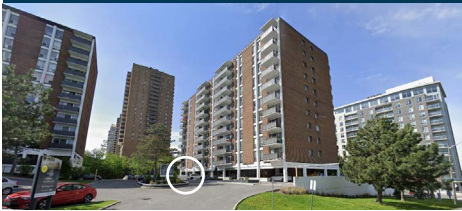
Price: \$20.00/sf

Unit J 4,868 sf **LEASED**

OPC: \$15.27/sf

- End-cap showroom unit
- Loading: Man door
- Windows on both sides, plenty of natural light
- High traffic intersection of St. Laurent Blvd. and Belfast Road

### 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 102 7,360 sf Immediate

Price: \$20.00/sf

OPC: \$11.98/sf

- 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: \$10.83/sf



## West



### 250 City Centre Avenue

<i>Upper Level</i>			
Bay 222	3,200 sf	Immediate	Price: \$13.00/sf
Bay 234	3,200 sf	<b>LEASED</b>	OPC: \$7.69/sf
Bay 220	3,200 sf	August 1, 2026	
<ul style="list-style-type: none"><li>• Ceiling: 14'</li><li>• Overhead Loading Door</li></ul>			

## East



### 1000-1010 Belfast Road

Unit B160	3,964 sf	May 1, 2026	Price: \$16.00/sf
			OPC: \$ 6.10/sf
<ul style="list-style-type: none"><li>• Ceiling Height: 19'</li><li>• Dock Loading</li></ul>			



## East

### 3020 Hawthorne Road



Unit 200A 16,324 sf Immediate

Price: \$18.00/sf

OPC: \$ 5.13/sf

- 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!

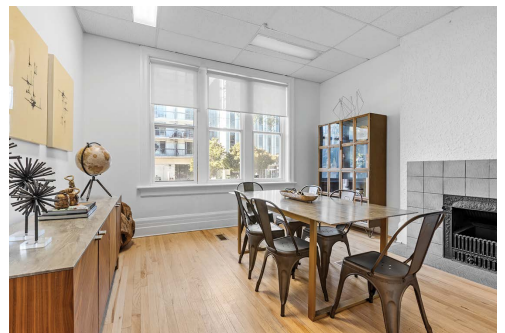
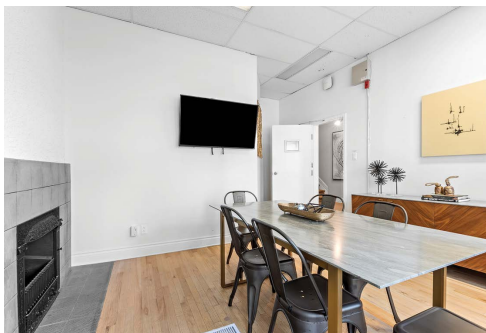
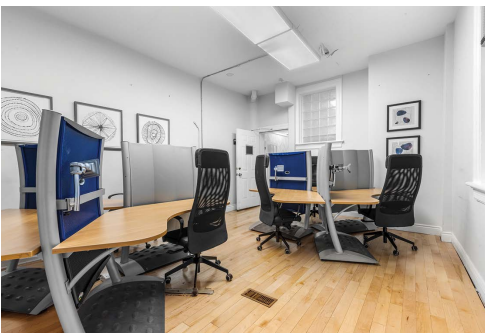
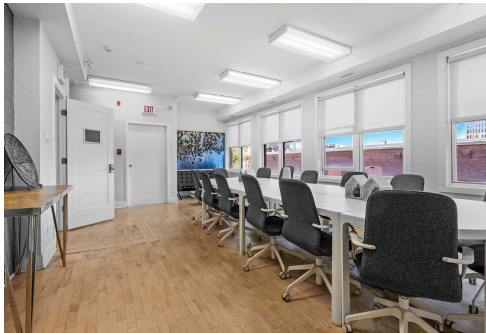


CENTRAL

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
- Building Area: 6,128 sf
- Three floors plus basement. Floors 1-3: 4,531 sf. Basement: 1,597 sf.





## Multi-Family

### 186 James Street

New Listing!



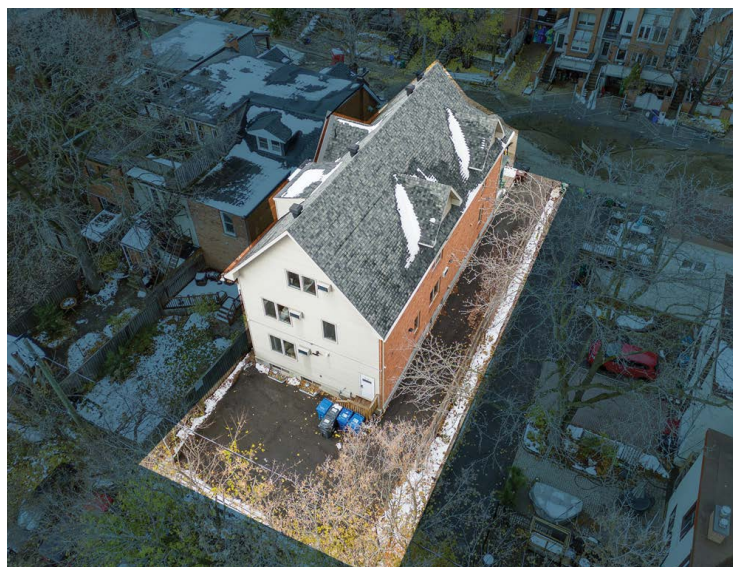
CENTRAL

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



### 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

