

Full Floor Office Space **FOR LEASE**

885 Meadowlands Drive
Suite 200
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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885 Meadowlands Dr.
Suite 200

Price
\$14.00/sf
Op. Costs
\$17.46/sf



Suite 200 – Key Features

Full Second Floor – 12,949 sf of raw space offering a blank canvas—ideal for a custom medical clinic build-out, with the flexibility to design exam rooms, treatment areas, and patient flow tailored to healthcare use.

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|---|-----------|---|----|
| Availability | Immediate | Zoning | GM |
| • Accessible building with an elevator | | • Ample parking for tenants and visitors | |
| • Short drive to HWY 417 & bus stop on-site | | • Convenient on-site amenities including a pharmacy | |
| • Population of approx. 59,753 within a 3 km radius | | | |

Purpose-Built Medical Clinic Opportunity

An exceptional opportunity to establish a purpose-built medical clinic within 12,949 square feet of full second-floor space, offering a true blank canvas for healthcare providers seeking a customized environment. Delivered as raw space, the premises allow medical tenants to design an efficient, patient-focused layout tailored to their practice—whether for a family health clinic, specialized medical services, diagnostic facility, or multidisciplinary healthcare centre. The generous floorplate supports the creation of exam rooms, treatment areas, consultation offices, administrative workspaces, and optimized patient circulation, enabling a functional and welcoming clinical setting from the ground up.

The accessible building features elevator service, ensuring convenient access for patients, staff, and visitors. Ample on-site parking provides ease of arrival for both tenants and patients, an essential feature for healthcare practices with high daily visitation. Patients benefit from the convenience of on-site amenities, including a pharmacy.

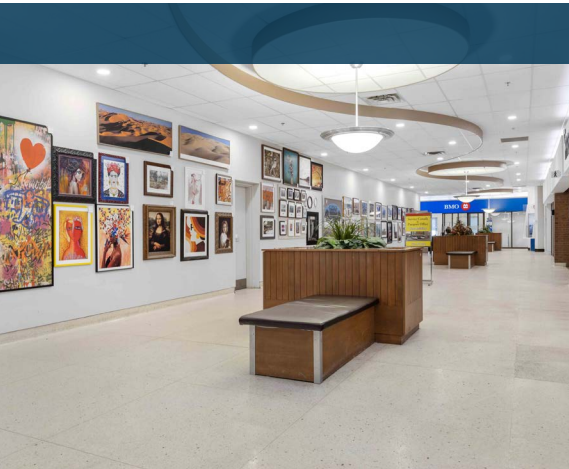
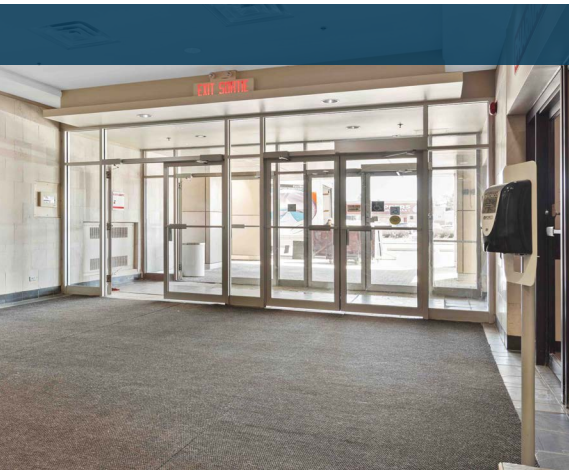
Rideauview Plaza

Prominently located at the corner of Meadowlands Drive and Prince of Wales Drive, Rideauview Plaza offers a dynamic mix of professional office suites and ground-level retail space. The plaza is anchored by well-known tenants such as Passport Canada, the Bank of Montreal, Farmer’s Pick Grocery, and Tim Hortons, alongside a pharmacy and a diverse selection of restaurants. This strong tenant mix generates steady daily traffic and positions the site as a well-established hub for business, services, and community engagement.

The upper-level offices provide bright, spacious work environments with modern lighting upgrades and newly glazed windows, creating a comfortable and professional setting. The full second floor is available, offering flexibility for large organizations, government agencies, and businesses connected to nearby institutions such as Carleton University and Algonquin College. With abundant on-site parking, close proximity to Highway 417, and nearby bus stops for Route 111, the location is easily accessible for employees, clients, and visitors.

At the street level, retail and office units cater to a range of uses, from medical and educational services to community resource hubs, libraries, and recreational or athletic facilities. Units 14 and 105 can be combined for larger requirements, offering adaptable layouts to suit a variety of operational needs.

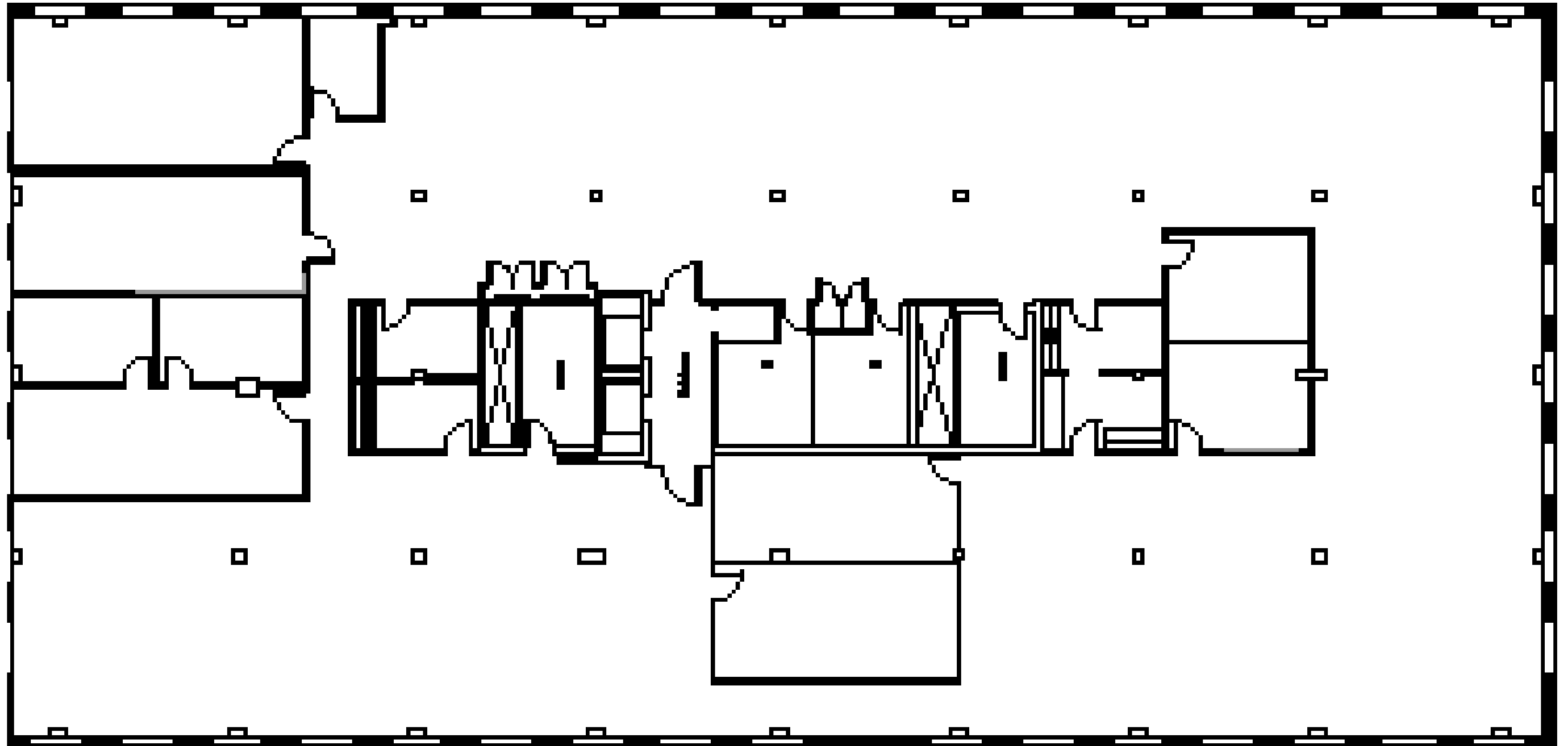
The surrounding area blends urban convenience with natural beauty. Just a short walk from Hog’s Back Falls and Mooney’s Bay, the plaza offers access to scenic green spaces alongside everyday amenities. The neighbourhood is walkable and bike-friendly, with excellent transit connections, making it an attractive choice for both businesses and their customers.



FLOOR PLAN

Suite 200 – Full Floor – 12,949 SF

12,949 SF of full second-floor space available, offering a blank canvas for a custom medical clinic build-out. Delivered as raw space, the premises allow healthcare providers to design an efficient, patient-focused layout tailored to their practice, including exam rooms, treatment areas, consultation offices, and administrative space. The expansive floorplate supports optimized patient flow and a modern clinical environment suited to a wide range of medical and healthcare uses.



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AREA MAP

Surrounded by Leading Healthcare Institutions

- the Ottawa Civic Hospital
- the new Ottawa Civic Hospital Campus, opening 2028/29
- The Royal Ottawa Hospital
- The Ottawa Heart Institute
- Bruyère Health Saint-Vincent Hospital
- Carleton University
- Algonquin College
- the University of Ottawa

A Proven Hub for Health, Service & Convenience

On site tenants include:

- Bank of Montreal
- Tim Hortons
- Shell Gas
- Farmer's Pick Grocery
- Service Canada - Passport Office
- Pharmasave
- Vista Centre Brain Injury Clinic
- Multiple Sclerosis of Canada
- Dr. Serene Yu Dentistry

Nearby Amenities

- Shoppers Drug Mart
- Canada Post
- McDonalds
- Baskin Robbins
- Rideau Canoe Club
- Terry Fox Athletic Facility
- Mooney's Bay Park & Beach



Demographic Data

885 Meadowlands Drive is ideally suited for office users, benefiting from both a strong labour pool and a built-in client base. Within a 5 km radius, the population exceeds 216,000 and is projected to grow nearly 22% by 2033, supporting staff recruitment and sustained daytime activity.

The area is anchored by a predominantly working-age population with a high concentration of professionals in government, education, health, business, and applied sciences, generating consistent demand for professional and service-oriented offices. Strong household incomes, high educational attainment, and steady population growth position the property as a strategic location for offices serving both employees and the surrounding community.

Labor Force Participation

65%

within a 5 km radius, a highly active working demographic with most employed in sales & services, government, education, management, and natural and applied sciences.

Household Characteristics

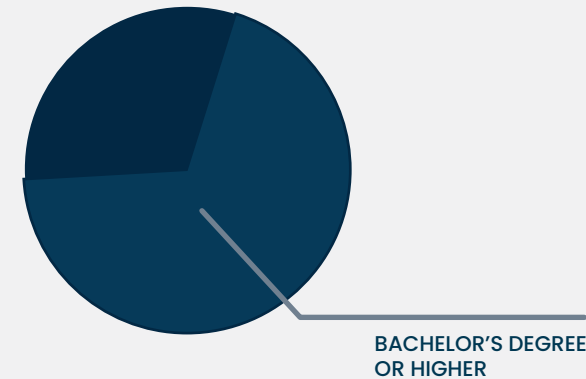
One or two-person households dominate making up 68%, with household growth expected to reach

23.4% BY 2033

Over 28,800 new households are expected by 2033 – sustained demand that supports long term leasing stability.

Educational Attainment

Over 129,808 residents hold a Bachelor's Degree or higher within a 5 km radius.



Income Levels

With 27% earning under \$40,000, the range of average household incomes is:

\$73K TO \$110,447K

Population Growth

The population within a 5 km radius is projected to reach 263,550 by 2033.

22% GROWTH BY 2033

Age Distribution

The neighbourhood reflects a balanced community anchored in its prime working years. About one third are aged 25–44, an active group driving demand for family physicians, dental, and wellness services. Another 18% are 65 and older, supporting ongoing need for specialists in chronic care, diagnostics, and mobility-focused practices.

MEDIAN AGE IS

38.8



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