



# Medical Office Space **FOR LEASE**

885 Meadowlands Drive,  
Ottawa



## **Integrity. Dedication. Professionalism**

District Realty  
Corporation Brokerage  
[districtrealty.com](http://districtrealty.com)

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# 885 Meadowlands Dr.

Suite 402

## Price

\$14.00/sf

## Op. Costs

\$17.46/sf



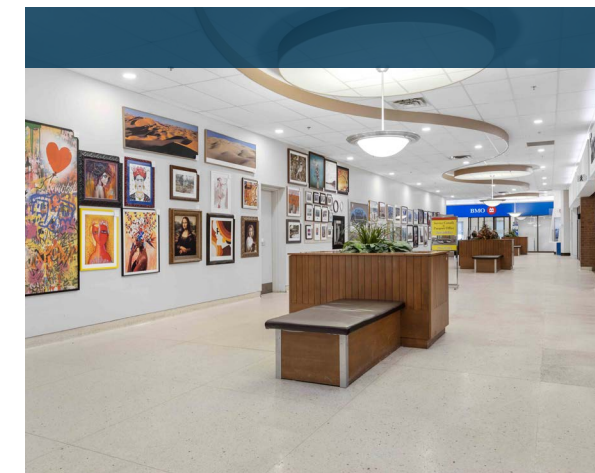
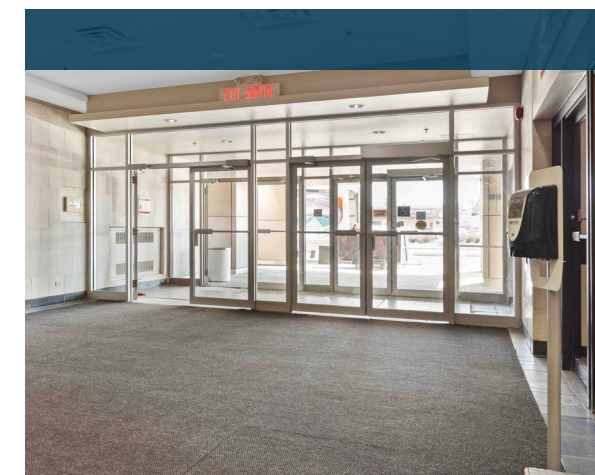
## Rideauview Plaza

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.



## Key Features

- |   |  |
|---|--|
| <b>Size</b> - 4,150 SF                        | • Contiguous with Suite 400A for up to 5,585 SF            |
| <b>Availability</b> Immediate                 | <b>Zoning</b> GM   |
| • Accessible building with an <b>elevator</b> | • Ample <b>parking</b> for tenants and visitors            |
| • Short drive to HWY 417 & bus stop on-site   | • Convenient on-site amenities including a <b>pharmacy</b> |

## Turn-Key Medical Office

Turn-key medical office suite available in a professional, fully accessible building at 885 Meadowlands Drive East. This efficiently designed suite offers a functional clinical layout with numerous private exam rooms and offices arranged along a central corridor, supporting a wide range of medical and healthcare uses. Large perimeter windows bring in abundant natural light, creating a bright and welcoming environment for both staff and patients.

The space includes a reception and waiting area, multiple exam and consultation rooms, administrative offices, and dedicated support areas such as storage and washrooms. The layout is designed for smooth patient flow and operational efficiency, making it ideal for medical, dental, or allied health practices.

Situated in an accessible building with elevator service, the suite provides convenient access for patients and staff alike. With a clear ceiling height of approximately 8'3" and a practical medical configuration already in place, this is a move-in ready opportunity for healthcare professionals seeking a turnkey clinic space.

## CONTACT

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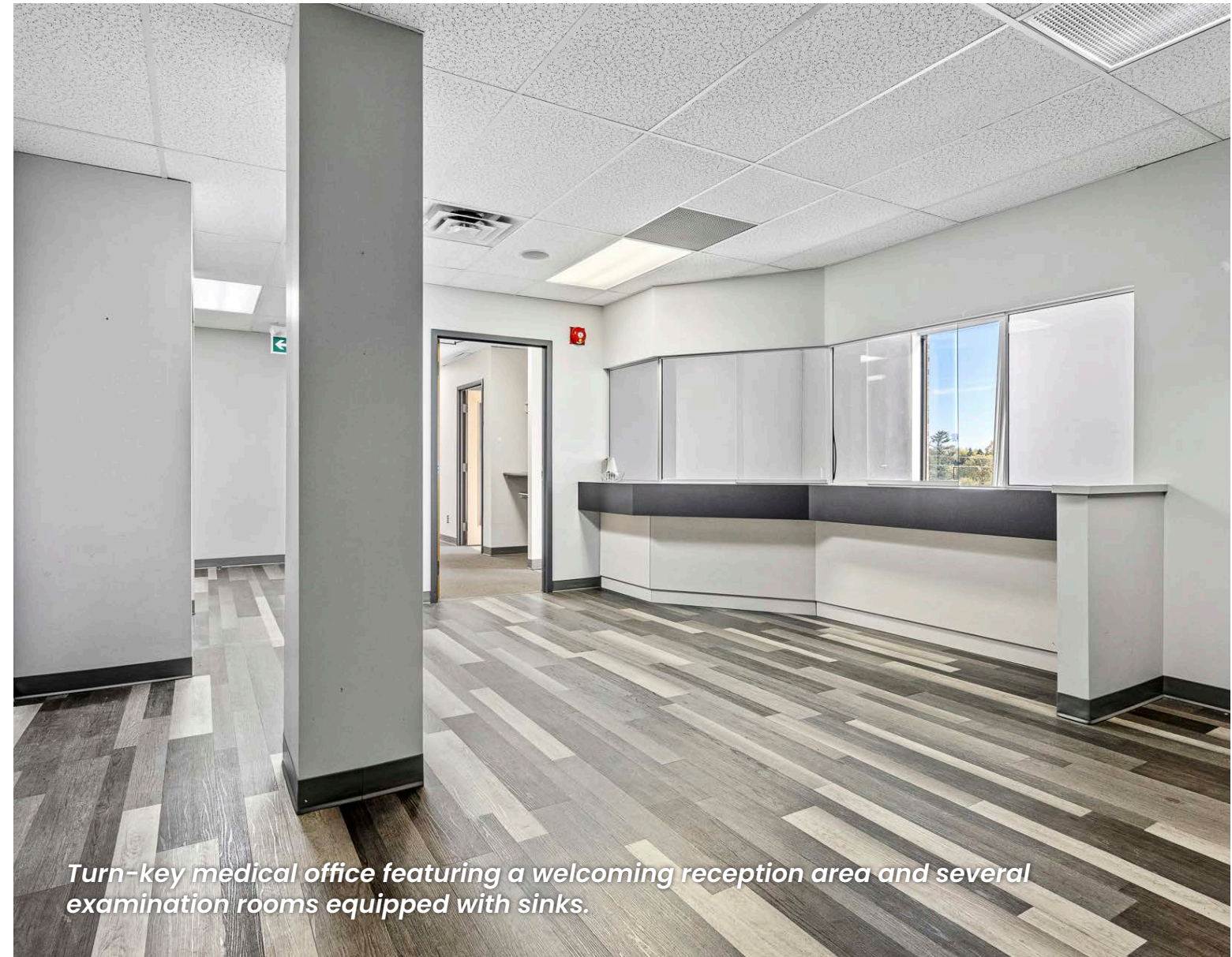
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Jason Shinder, Broker of Record  
CEO

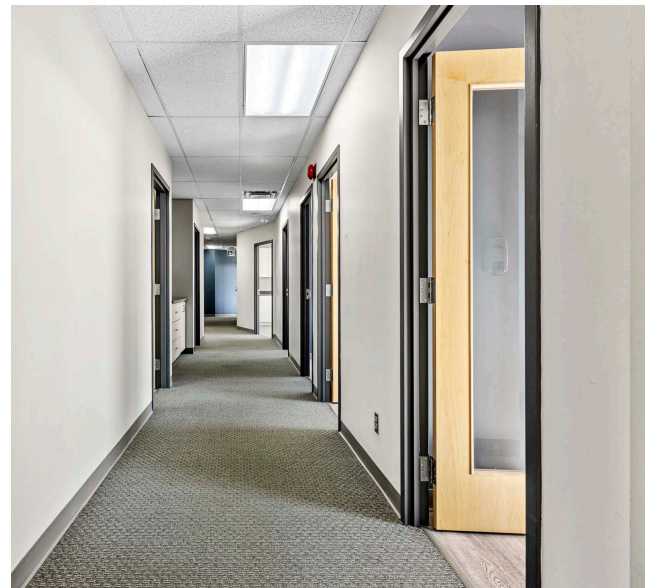
Charles Mirsky, Broker  
COO - Brokerage Services



# SUITE 402



Turn-key medical office featuring a welcoming reception area and several examination rooms equipped with sinks.



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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

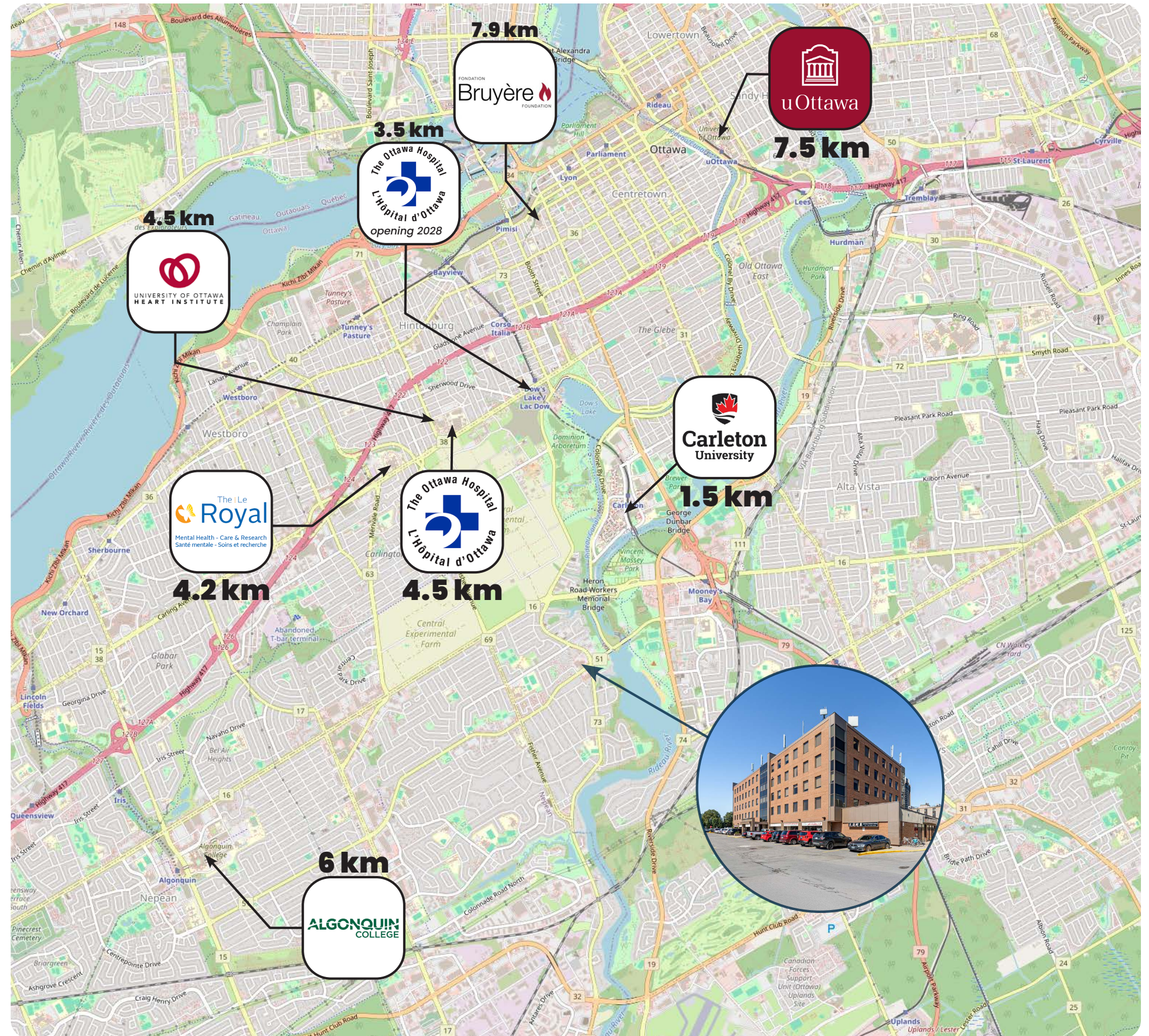
## A Proven Hub for Health, Service & Convenience

### 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

The property is situated within a well-established and growing residential community, surrounded by a diverse population of families, working professionals, and seniors. The area features a strong concentration of households within close proximity, providing a consistent and accessible patient base for healthcare providers. A balanced age distribution and a stable workforce support ongoing demand for a wide range of medical services, while continued population and household growth in the surrounding neighbourhoods reinforce long-term opportunities for clinics and healthcare practices seeking to serve the local 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

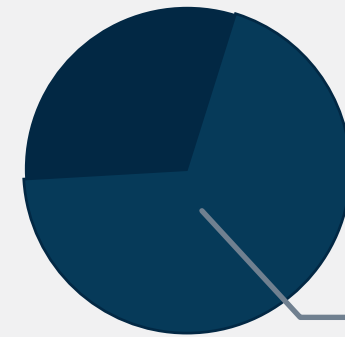
One or two-person households dominate making up 68%, with household growth expected to reach

# 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.



BACHELOR'S DEGREE  
OR HIGHER

## 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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