

# Commercial Leasing & Investment

Ottawa, Ontario | Availability Report

**APRIL 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



Suite 612	676 sf	Immediate	Price: \$12.00/sf
			OPC: \$15.04/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	4,981 sf	<b>LEASED</b>	} 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		

### 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



## West



### 2039 Robertson Road

Suite 234	815 sf	Immediate	Price: \$18.00/sf
Suite 236	688 sf	<b>LEASED</b>	OPC: \$17.06/sf
Suite 243	1,066 sf	Immediate	
Suite 256	613 sf	<b>LEASED</b>	
Suite 400	1,477 sf	<b>LEASED</b>	
Suite 401	1,250 sf	Immediate	
Suite 501/502	1,401 sf	Immediate	



### 603 March Road

Suite 100-E	6,906 sf	<b>LEASED</b>	Price: \$12.50/sf
Suite 100-SE	3,954 sf	Immediate	OPC: \$12.99/sf
Second Floor*	8,555 sf	Immediate	
		up to approx. 11,199 sf	30 Days Notice

\*Additional space can be made available to accommodate a larger tenant seeking a long-term lease, up to 11,199 SF.

## South

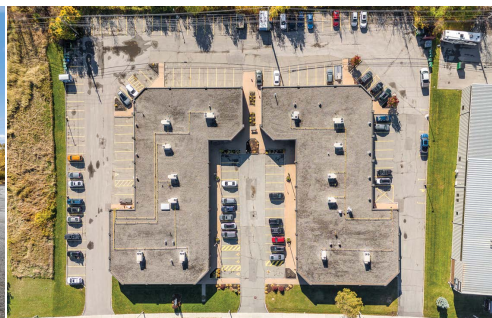


### 177-179 Colonnade Road

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



Suite 101



Suite 300



### 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	} up to 5,758 sf contiguous
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



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

- 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	<b>Price: \$17.00/sf</b>
Suite 302	3,651 sf	Immediate	<b>OPC: \$11.32/sf</b>
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 - <i>Can be demised</i>	
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	] 10,084 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	] 2,477 sf contiguous
Suite 1216	904 sf	Immediate	
Suite 1408	2,912 sf	Immediate	
Suite 1500	3,290 sf	Immediate	
Suite 1510	1,354 sf	Immediate	

### 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

### 2505 St. Laurent Blvd.



Building	24,848 sf	August 1, 2026	Price: TBD
			OPC: \$8.28/sf
Atrium-style medical office building. Grade level loading door.			

### 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
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*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

## West


	<b>290 City Centre Avenue</b> <b>LEASED</b>		5,660 sf	<b>LEASED</b>	Price: \$12,000/month Semi Gross
	<ul style="list-style-type: none"> <li>• Standout property in Ottawa west, steps from Bayview LRT</li> <li>• Signage facing Somerset St. West</li> <li>• Just north of Little Italy, and a short walk to Chinatown and Wellington West</li> </ul>				

	<b>Rideauview Shopping Plaza</b> <b>885 Meadowlands Drive</b>		Unit 14	6,296 sf	Immediate	} 12,641 sf contiguous	Price: \$15.00/sf
	Unit 105	6,345 sf	Immediate	OPC: \$18.31/sf			
	<ul style="list-style-type: none"> <li>• Ground floor retail/office holds potential for medical or educational centres, athletic use, and more.</li> </ul>						
	Unit 2	2,094 sf	Immediate	Price: \$25.00/sf	OPC: \$17.46/sf	<ul style="list-style-type: none"> <li>• Glass front unit with direct exterior access.</li> <li>• Strong potential to refit for a restaurant</li> </ul>	

	<b>591 March Road</b>		Unit 1	3,014 sf	January 1, 2027	Price: \$30.00/sf
						OPC: \$12.81/sf
	Unit 7	1,029 sf	Immediate	Price: \$25.00/sf		
	Unit 10	1,873 sf	30 Days Notice	OPC: \$12.81/sf		

	<b>2039 Robertson Road</b> <b>NEW LISTING</b>		Unit 8	1,061 sf	Immediate	Price: \$25.00/sf
						OPC: \$18.06 /sf
<ul style="list-style-type: none"> <li>• Turn-key coffee shop with ventilation in place</li> <li>• Power: 120/208V, 225 Amps, 3 phase</li> <li>• Ample customer parking</li> <li>• Private washroom and customer washroom</li> </ul>						

## South

	<b>1160 Beaverwood Road</b>		Unit 1	3,595 sf	Immediate	Price: \$25.00/sf
						OPC: \$13.87/sf
<ul style="list-style-type: none"> <li>• Dock loading door</li> <li>• Accessible unit</li> <li>• Customer parking</li> <li>• Retail plaza anchored by national brands including Independent Grocery, Rexall, LCBO, Pet Value, Anytime Fitness, and more!</li> </ul>						



## 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

### 146 Rideau Street



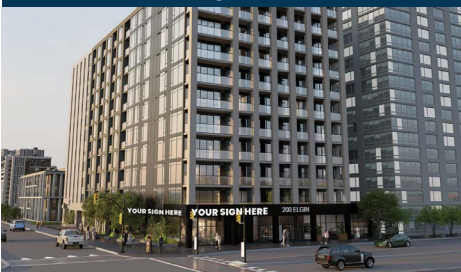
6,214 sf April 1, 2027

Price: \$44.00/sf

OPC: \$11.32/sf

- Prime retail space with 64' of frontage on Rideau Street
- Prominent building signage delivers exceptional brand visibility
- Large display windows bring in plenty of natural light
- Ceiling: 9'3" clear
- Lower level storage room, 958 sf

### 200 Elgin Street



3,289 sf **LEASED**

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 / 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

<b>500 Terminal Avenue</b>					
	Unit 10 <sup>[1]</sup>	3,242 sf	Immediate	Price: \$32.00/sf OPC: \$15.16/sf	
	Unit 17 <sup>[2]</sup>	15,423 sf	Immediate	Price: \$32.00/sf OPC: \$15.16/sf	
<b>550 Terminal Avenue</b>					
	Unit 8 <sup>[3]</sup>	4,406 sf	Immediate	Price: \$32.00/sf OPC: \$15.16/sf	
<b>665 Industrial Avenue</b>					
	Unit 2B <sup>[4]</sup>	5,155 sf	Immediate	Price: \$32.00/sf OPC: \$13.15/sf	<ul style="list-style-type: none"> <li>• Inline space beside LCBO</li> </ul>
<b>610 Industrial Avenue</b>					
	<sup>[5]</sup>	36,502 sf	Immediate	Price: TBD OPC: \$12.04/sf	<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	Price: \$32.00/sf OPC: \$12.04/sf	<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	Price: \$32.00/sf OPC: \$13.15/sf	<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	Price: \$32.00/sf OPC: \$13.15/sf	<ul style="list-style-type: none"> <li>• Inline unit between Skecher 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	} 4,073 sf contiguous	Price: \$32.00/sf OPC: \$15.16/sf
Unit 3 <sup>[10]</sup>	1,398 sf	July 1, 2026		
<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 OPC: \$14.03/sf
Unit 4 <sup>[12]</sup>	3,387 sf	Immediate		
Unit 5 <sup>[13]</sup>	4,904 sf	Immediate		
Unit 7 <sup>[14]</sup>	4,077 sf	Immediate		
<ul style="list-style-type: none"> <li>• Ideal showroom units with O.H. loading doors. Ceiling height 18'4" clear. Unit 5 has a mezzanine.</li> </ul>				

### 100 Trainyards Drive



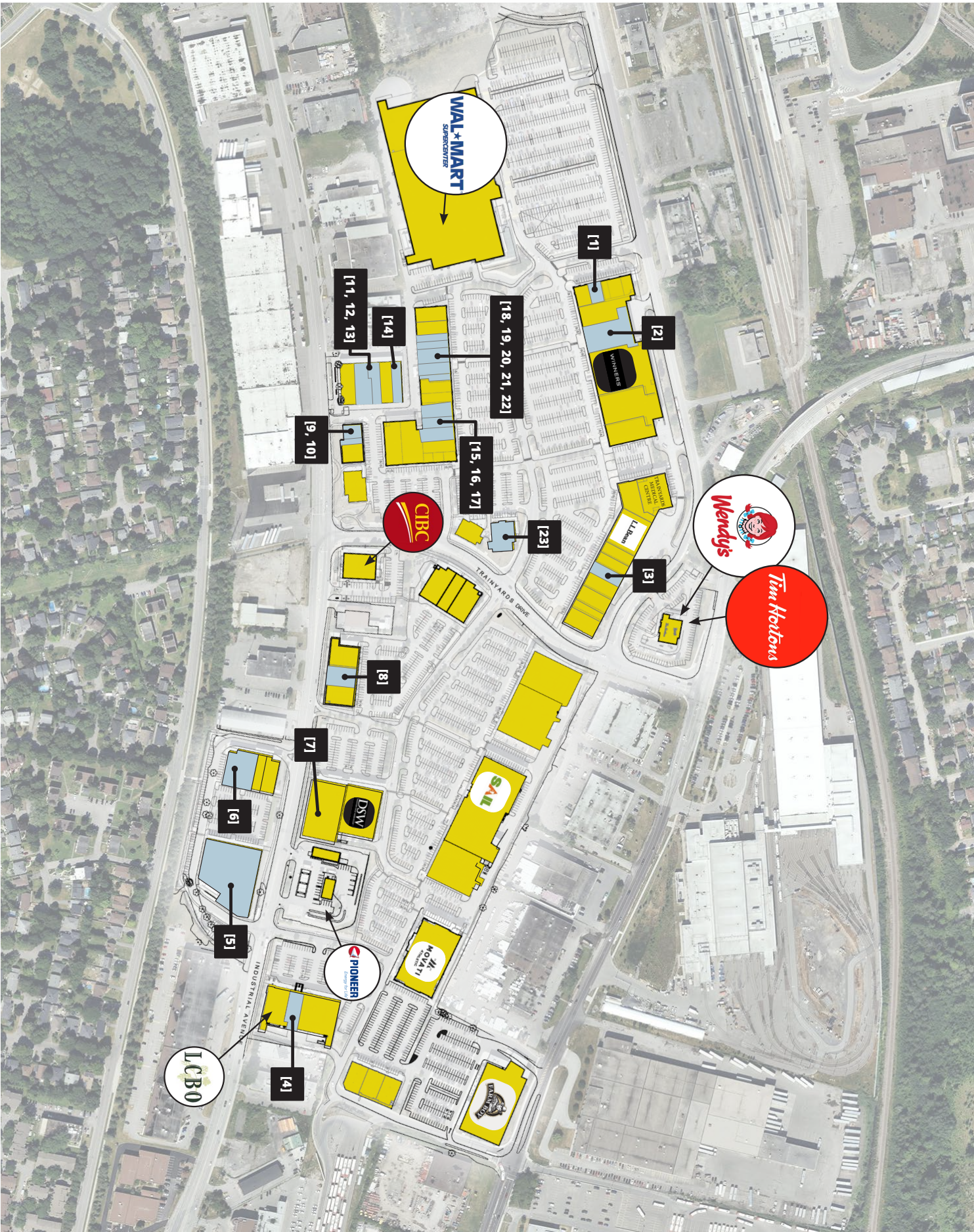
Unit 14 <sup>[15]</sup>	4,596 sf	Immediate	} up to 13,166 sf contiguous	Price: \$32.00/sf OPC: \$15.16/sf
Unit 16 <sup>[16]</sup>	4,386 sf	Immediate		
Unit 18 <sup>[17]</sup>	4,184 sf	Immediate		
Unit 25 <sup>[18]</sup>	1,896 sf	Immediate	} up to 16,190 sf contiguous	
Unit 26 <sup>[19]</sup>	4,150 sf	Immediate		
Unit 28 <sup>[20]</sup>	5,072 sf	Immediate		
Unit 30A <sup>[21]</sup>	2,403 sf	Immediate		
Unit 30B <sup>[22]</sup>	2,669 sf	Immediate		
Unit 32	5,184 sf	<b>LEASED</b>		

### 150 Trainyards Drive



restaurant <sup>[23]</sup>	7,036 sf	Immediate	Price: \$32.00/sf OPC: \$15.16/sf
<ul style="list-style-type: none"> <li>• Fully fixtured restaurant</li> </ul>			





## East

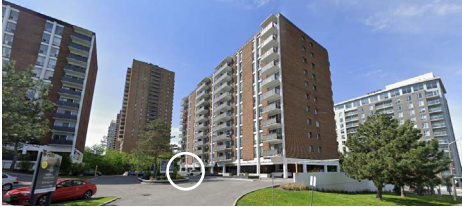
### 1000 Belfast Road

LEASED



Unit A	2,199 sf	LEASED	Price: \$20.00/sf
Unit J	4,868 sf	LEASED	OPC: \$15.27/sf
<ul style="list-style-type: none"> <li>• End-cap showroom unit</li> <li>• Loading: Man door</li> <li>• Windows on both sides, plenty of natural light</li> <li>• High traffic intersection of St. Laurent Blvd. and Belfast Road</li> </ul>			

### 230 Brittany Drive



	1,827 sf	Immediate	Price: \$30.00/sf
			GROSS + Utilities
<ul style="list-style-type: none"> <li>• Retail unit on the ground level of a 275 unit residential highrise complex.</li> <li>• Located just off St. Laurent Blvd.</li> </ul>			

### Innes Crossing 1491 Innes Road



Building A			
Unit 102	7,360 sf	Immediate	Price: \$20.00/sf
			OPC: \$11.98/sf
<ul style="list-style-type: none"> <li>• Ceiling: 18'6" to the beams; 20' to roof deck</li> <li>• Loading: Double man door</li> <li>• Potential to demise</li> </ul>			

### 1495 Innes Road



Building D	3,635 sf	Immediate	Price: \$25.00/sf
			OPC: \$10.83/sf



## West

### 250 City Centre Avenue



#### Upper Level

Bay 222	3,200 sf	August 1, 2026	Price: \$13.00/sf
Bay 234	3,200 sf	<b>LEASED</b>	OPC: \$7.69/sf
Bay 220	3,200 sf	August 1, 2026	

- Ceiling: 14'
- Overhead Loading Door

## East

### 1000-1010 Belfast Road



Unit B160	3,964 sf	May 1, 2026	Price: \$15.00/sf
			OPC: \$ 6.10/sf

- Ceiling Height: 19'
- Dock Loading



## 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                      6,812 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
- Grade loading door



## 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!

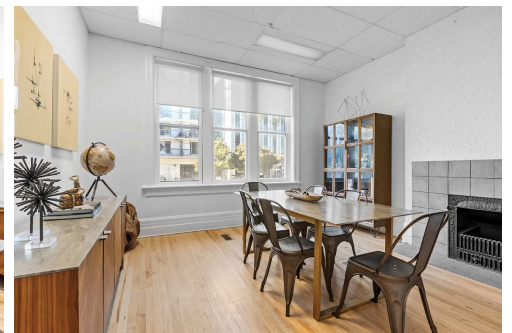
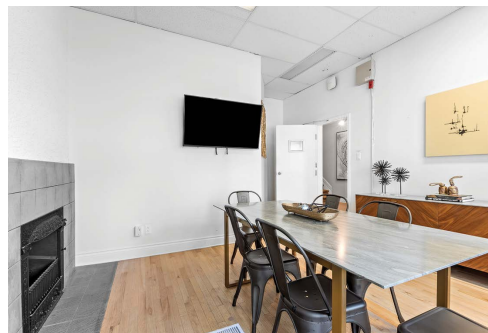
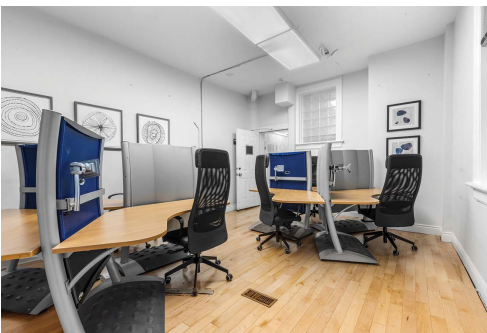
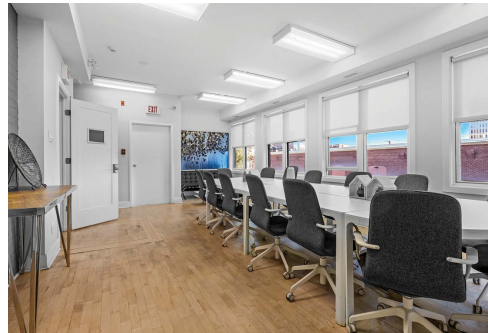


CENTRAL

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

### 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

