DISTRICT REALTY
CORPORATION, BROKERAGE

☎ 613.759.8383

Commercial Leasing & Investment

Ottawa, Ontario | Availability Report

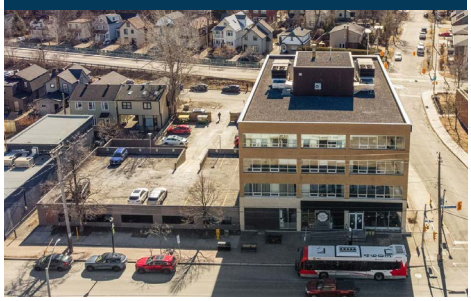
OCTOBER 2026

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 withdrawl without notice.

West

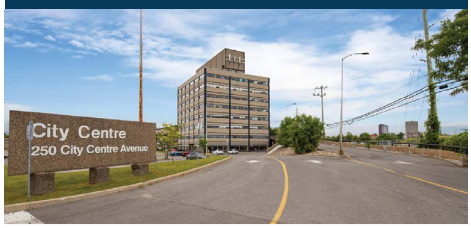
411 Roosevelt Avenue



Suite 200	3,048 sf	Immediate	**Price: $17.50/sf**
Suite 300	1,261 sf	30 Days Notice	**OPC: $21.60/sf**
Suite 306	1,755 sf	Immediate	
~~Suite 309~~	~~2,141 sf~~	LEASED	

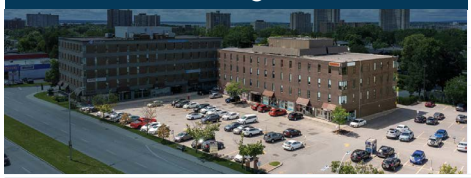
- Modern, well appointed lobby with a bakery and fitness centre on the ground floor
- Indoor/Outdoor parking options
- Highly sought location in Westboro with all amenities nearby
- Steps to Kichi Zibi LRT Station and short drive to HWY 417

250 City Centre Avenue



Suite 403	1,385 sf	November 1, 2026	**Price: $12.00/sf**
Suite 612	676 sf	Immediate	**OPC: $15.04/sf**
Suite 800A	1,682 sf	March 1, 2027	

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 202	884 sf	Immediate	**Price: $13.50/sf**
Suite 404	1,255 sf	Immediate	**OPC: $16.81/sf**
Suite 410	2,645 sf	Immediate	
Suite 500	11,379 sf	Immediate	

up to 3,900 sf contiguous

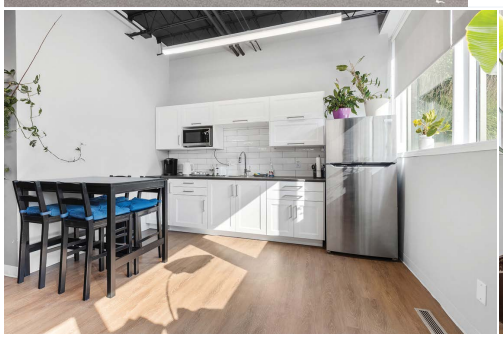
2249 & 2255 Carling Avenue

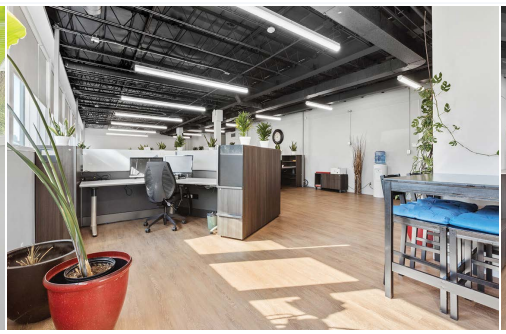
- *Tenant's enjoy valet parking and a free fitness centre with showers*
- *Monitored customer parking*
- *Coffee shop and pharmacy on-site. Short walk to Carlingwood Mall and Lincoln Fields Station with the LRT connection expected to open in 2027.*

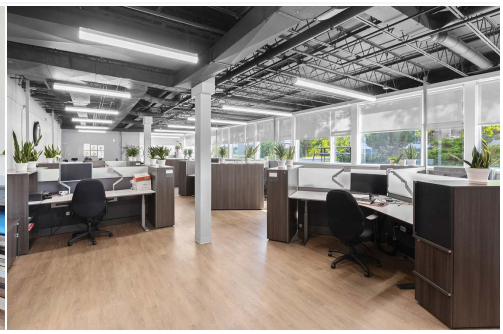
880 Lady Ellen Place

Suite G2	1,900 sf	30 Days Notice	**Price: $14.00/sf**
			OPC: $15.57/sf

- Turn-key ground level office space
- Furnished suite with a kitchenette and multiple workstations
- Open plan with one private office
- Parking on-site







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Sr. Advisor, Leasing & Investment Sales

Charles Mirsky, Broker
COO Brokerage Services

Jason Shinder, Broker of Record
CEO

OFFICE SPACE FOR LEASE

OCTOBER

West

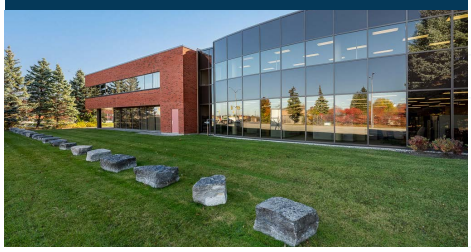
885 Meadowlands Drive

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		**Price: $14.00/sf**
Suite 302	1,737 sf	Immediate		**OPC: $17.46/sf**
Suite 400A	1,435 sf	Immediate	*5,585 sf contiguous*	
Suite 402	4,150 sf	Immediate		
Suite 501	5,284 sf	Immediate		

2039 Robertson Road

Suite 243	1,066 sf	Immediate	*up to 3,019 sf contiguous*	**Price: $18.00/sf**
Suite 245	955 sf	Immediate		**OPC: $17.06/sf**
Suite 247	998 sf	Immediate		
Suite 401	1,250 sf	Immediate		
Suite 501/502	1,401 sf	**LEASED**		

603 March Road



Second Floor*	7,481 sf	Immediate	**Price: $12.50/sf**
	up to approx. 10,125 sf	30 Days Notice	**OPC: $12.99/sf**

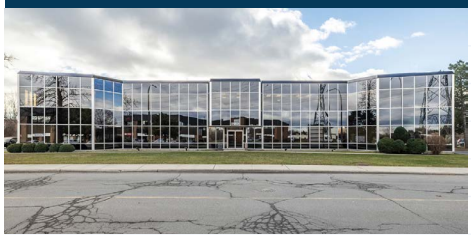
**Additional space can be made available to accomodate a larger tenant seeking a long-term lease, up to 10,125 SF.*

South

177-179 Colonnade Road

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

223 Colonnade Road



Suite 111	573 sf	Immediate		**Price: $15.00/sf**
Suite 112	1,343 sf	Immediate		**OPC: $15.71/sf**
Suite 204	884 sf	Immediate	*up to 5,758 sf contiguous*	
Suite 205	581 sf	Immediate		
Suite 206	1,733 sf	Immediate		
Suite 210	1,534 sf	Immediate		

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Central

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~~	**LEASED**	
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	*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~~	**LEASED**	

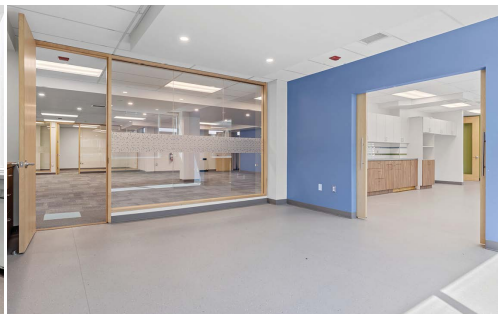
- **Strategic Downtown Address:** Centrally positioned near government offices, the University of Ottawa and Ottawa's established business community.
- **Exceptional Transit Access:** Steps from Rideau LRT Station and major OC Transpo routes, supporting convenient commutes from across the city.
- **Amenities at Your Doorstep:** Close to the Rideau Centre, ByWard Market, restaurants, cafés, hotels and essential services..

177 Nepean Street

Building	21,953 sf	Immediate	**Price: $16.00/sf**
Suite 200	5,494 sf	Immediate	**OPC: $14.00/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.

Suite 200



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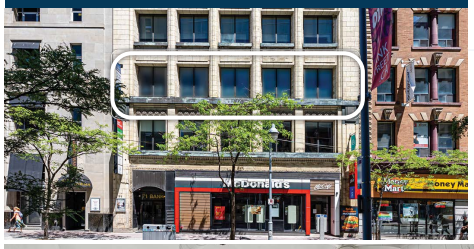
Central

71 Bank Street



Suite 300	3,031 sf	Immediate	**Price: $16.00/sf**
			OPC: $13.52/sf

- Third floor suite with direct elevator access
- Currently raw space with washrooms and showers
- Suitable for yoga studio or traditional office

East

1000 Belfast Road

Suite B205	2,767 sf	November 1, 2026	**Price: $18.00/sf**
			OPC: $13.34/sf

- Second floor walk-up office with 10' ceiling height and plenty of natural light.
- Mostly open plan with one private office and a breakroom.
- Potential to refit for light athletic uses such as yoga or pilates studio.

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 / 613.726.7323

1417C Cyrville Road

Suite C201	2,109 sf	Immediate	**Price: $ 7.00/sf**
Suite C205A	372 sf	Immediate	**OPC: $12.86/sf**
Suite C207	766 sf	Immediate	

- Affordable walk-up office spaces, ideal for contractors, start-ups, and non-profits.

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West

Rideauview Shopping Plaza
885 Meadowlands Drive

Unit 14	6,296 sf	Immediate	12,641 sf contiguous	Price: $15.00/sf
Unit 105	6,345 sf	Immediate		OPC: $18.31/sf

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

Unit 2	2,094 sf	Immediate	Price: $25.00/sf
			OPC: $17.46/sf

- Glass front unit with direct exterior access
- Perfect space to refit for a restaurant
- Ample customer parking and transit stops on-site

591 March Road

Unit 1	3,014 sf	Immediate	Price: $30.00/sf
			OPC: $12.81/sf

- Street facing unit, currently fit for a veterinary office

Unit 7	1,029 sf	Immediate	Price: $25.00/sf
Unit 9	1,014 sf	Immediate	OPC: $12.81/sf

- Customer parking and highly visible pylon signage
- Busy location at the gateway to the Kanata North tech hub
- Tenants include a dog daycare, foot spa, martial arts studio, Chicco Optical, a bubble tea cafe, and Harbin Chinese Restaurant

79 Holland Avenue

Building	1,984 sf	30 Days Notice	Price: $4,500/month + Expenses & HST

- Fully fixtured restaurant with 48 SF patio.
- Short talk to Tunney's Pasture LRT and Ottawa's largest federal employment hub
- Vibrant Wellington West location, steps fom the Wellington St. W. retail node

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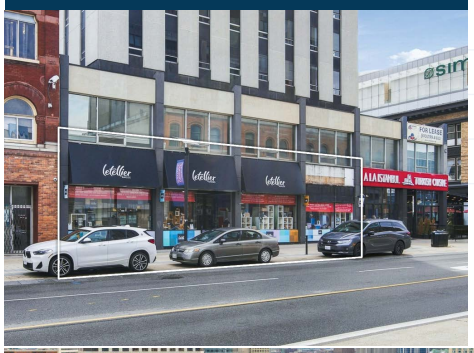
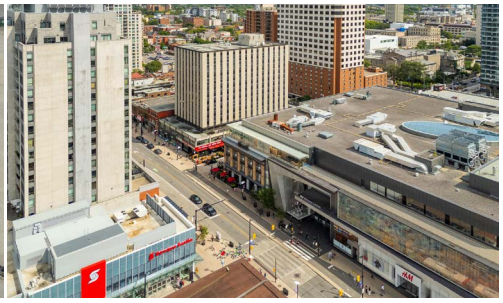
Central

146 Rideau Street

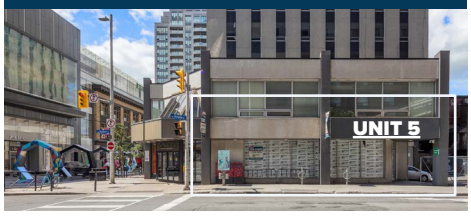


	up to 6,214 sf	April 1, 2027	**Price: $44.00/sf**
Proposed QSR Units:			**OPC: $11.32/sf**
Unit A	2,754 sf		
Unit B	1,406 sf		
Unit C	1,379 sf		

- Future **QSR opportunities** in the heart of downtown Ottawa, with prominent frontage on Rideau St.
- Located directly beside **the Rideau Centre**, across from the **Byward Market**, and steps away from the new **HISTORY** live entertainment venue



1 Nicholas Street



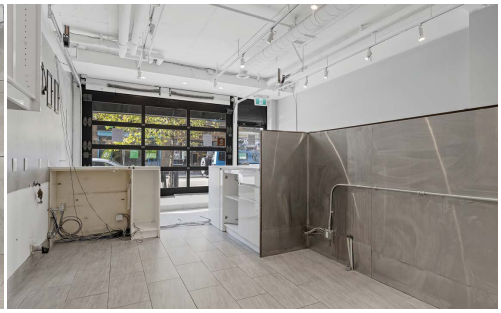
Unit 2	542 sf	30 Days Notice	**Price: $40.00/sf**
Unit 5	1,722 sf	Immediate	**OPC: $11.32/sf**

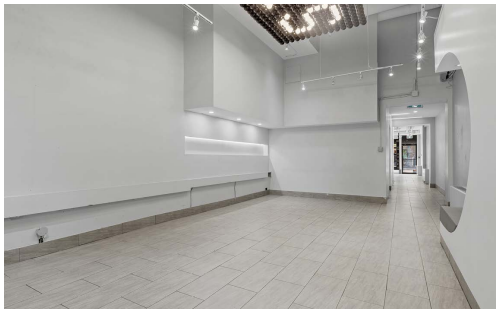
For more information and to book a tour of 1 Nicholas Street, please contact:
Neil Mason / nmason@cwottawa.com / 613.236.7777

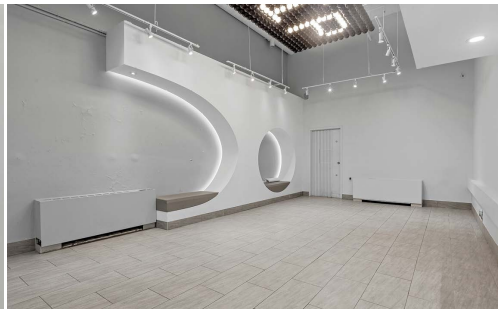
203 Bank Street

	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.







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East

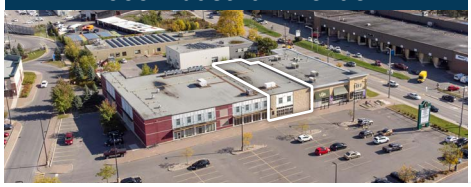
500 Terminal Avenue

Unit 10 [1]	3,242 sf	Immediate	**Price: $32.00/sf** **OPC: $15.16/sf**
Unit 17 [2]	15,423 sf	Immediate	**Price: $32.00/sf** **OPC: $15.16/sf**

550 Terminal Avenue

~~Unit 8 [3]~~	~~4,406 sf~~	**LEASED**	**Price: $32.00/sf** **OPC: $15.16/sf**

665 Industrial Avenue



Unit 2B [4]	5,240 sf	Immediate	**Price: $32.00/sf** **OPC: $13.15/sf**

- Inline space between LCBO and Shoppers Drug Mart

610 Industrial Avenue

[5]	36,502 sf	Immediate	**Price: TBD** **OPC: $12.04/sf**

- Freestanding building with frontage on Industrial Avenue
- Ceiling: 20' clear
- 1 loading dock
- Plenty of natural light

590 Industrial Avenue

Unit 6 [6]	6,747 sf	Immediate	**Price: $32.00/sf** **OPC: $12.04/sf**

- Endcap unit located next to Urban Barn and Healthy Planet
- Large display windows bring in abundant natural light

595 Industrial Avenue

~~Unit 2 [7]~~	~~23,519 sf~~	**LEASED**	~~**Price: $32.00/sf**~~ ~~**OPC: $13.15/sf**~~

- Highly visible unit with frontage on Industrial Avenue
- Ceiling: 20' clear
- 1 loading dock

575 Industrial Avenue

~~Unit 4 [8]~~	~~6,018 sf~~	**LEASED**	**Price: $32.00/sf** **OPC: $13.15/sf**

- Inline unit between Skecher and Banana Republic
- Building signage faces Industrial Avenue
- Ceiling: 20' clear

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East

515 Industrial Avenue

Unit 1 [9]	2,675 sf	Immediate	*4,073 sf contiguous*	**Price: $32.00/sf**
				OPC: $15.16/sf
Unit 3 [10]	1,398 sf	Immediate		**Price: $38.00/sf**
				OPC: $15.16/sf

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

505 Industrial Avenue

Unit 3 [11]	4,100 sf	Immediate	*7,487 sf contiguous*	**Price: $18.00/sf**
Unit 4 [12]	3,387 sf	Immediate		**OPC: $ 6.17/sf**
~~Unit 5 [13]~~	~~4,904 sf~~	**LEASED**		
Unit 7 [14]	4,077 sf	Immediate		

- Ideal showroom units with O.H. loading doors. Ceiling height 18'4" clear.

100 Trainyards Drive

Unit 14 [15]]	4,596 sf	Immediate	*up to 13,166 sf contiguous*	**Price: $32.00/sf**
Unit 16 [16]	4,386 sf	Immediate		**OPC: $15.16/sf**
Unit 18 [17]	4,184 sf	Immediate		
Unit 25 [18]	1,896 sf	Immediate	*up to 16,178 sf contiguous*	
Unit 26 [19]	4,150 sf	Immediate		
Unit 28 [20]	5,072 sf	Immediate		
Unit 30A [21]	2,629 sf	Immediate		
Unit 30B [22]	2,431 sf	Immediate		
~~Unit 32~~	~~5,184 sf~~	**LEASED**		

150 Trainyards Drive

restaurant [23]	7,036 sf	Immediate	**Price: $32.00/sf**
			OPC: $15.16/sf

- Fully fixtured restaurant

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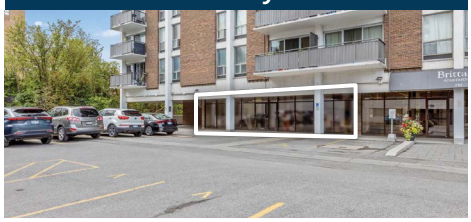
East

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.

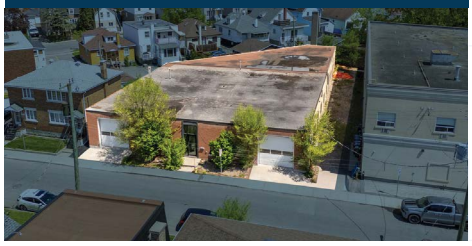
4025 Innes Road

Unit 7 | 1,527 sf | December 1, 2026

Price: $30.00/sf
OPC: $21.57/sf

- Turn-key clinic
- Corner lot retail plaza
- Street visible building signage
- Plylon signage
- Customer parking & bus stop on-site
- Established Orleans retail node

255 Ste. Anne Avenue



Building | 10,814 sf | Immediate

Price: $15.00/sf
OPC: $ 6.60/sf

- Ceiling: 12'6" clear
- 2x Overhead Loading Doors
- In-floor radiant heating
- New on-demand boiler
- Power: 400A / 600 V / 3 Phase
- Zoning: N4B H (11)

Innes Crossing
1491 Innes Road

Building A

Unit 102 | 7,360 sf | Immediate

Price: $25.00/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

~~3,635 sf~~ | **LEASED**

~~**Price: $25.00/sf**~~
~~**OPC: $10.83/sf**~~

- ~~Ceiling: 12'1" clear~~
- ~~Loading: Double man door~~
- ~~Versatile, free-standing building~~

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WAREHOUSE SPACE FOR LEASE

OCTOBER

West

250 City Centre Avenue

Ground Level

Bay 130-132	7,505 sf	March 1, 2027	**Price: $16.00/sf**
Bay 140	3,900 sf	March 1, 2027	**OPC: $ 8.01/sf**

- Ceiling: 18'
- Dock Loading Door

250 City Centre Avenue

Upper Level

Bay 222	3,200 sf	Immediate	*6,400 sf contiguous* **Price: $13.00/sf**
Bay 220	3,200 sf	Immediate	**OPC: $ 7.69/sf**

- Ceiling: 14'
- Overhead Loading Door

South

37 Enterprise Avenue

	44,584 sf	July 1, **2027**	**Price: $17.50/sf**
			OPC: $6.10/sf

- Ceiling: 24' - 32' clear
- 33 Dock Loading Doors
- 10 Exterior Levelers
- 4 Truck Wells
- 70 Employee Parking Spaces
- Additional transport truck parking
- Private offices, meeting room, breakroom, and washrooms
- 15 minute drive to YOW Ottawa International Airport

East

255 Ste. Anne Avenue

Building	10,814 sf	Immediate	**Price: $13.00/sf**
			OPC: $ 6.60/sf

- Ceiling: 12'6" clear
- 2x Overhead Loading Doors
- In-floor radiant heating
- New on-demand boiler
- Power: 400A / 600 V / 3 Phase
- Zoning: N4B H (11)

CONTACT
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Sr. Advisor, Leasing & Investment Sales

Charles Mirsky, Broker
COO Brokerage Services

Jason Shinder, Broker of Record
CEO

East

1000-1010 Belfast Road

Unit B160	3,964 sf	Immediate	**Price: $15.00/sf** **OPC: $ 6.10/sf**

- Ceiling Height: 19'
- Dock Loading
- Ideal for storage and distribution

3020 Hawthorne Road

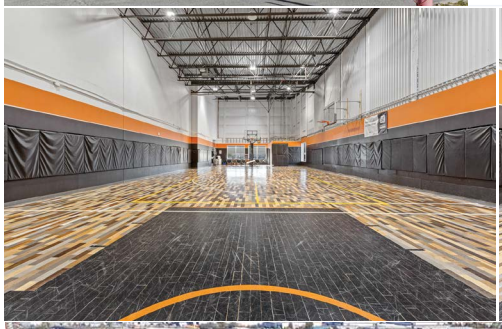
Unit 100C	6,812 sf	Immediate	**Price: $18.00/sf** **OPC: $ 6.39/sf**

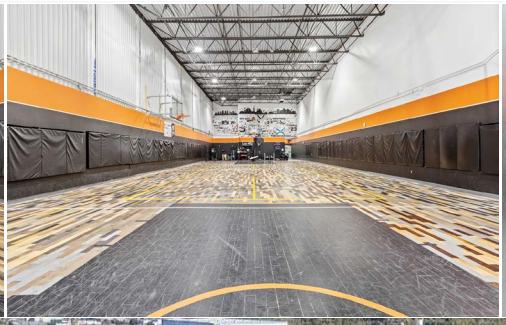
- Showroom space with large display windows and customer parking
- Ceiling: 23' to joist, 25' to roof deck
- Grade loading door

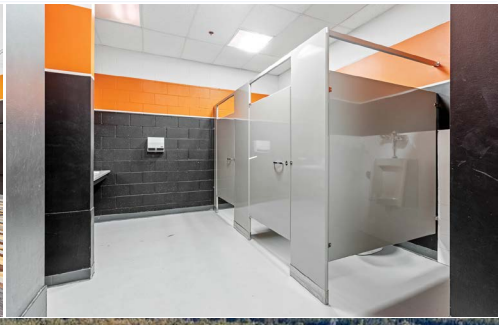
3020 Hawthorne Road

Unit 200G	5,050 sf	March 1, 2027	**Price: $18.00/sf** **OPC: $ 6.43/sf**

- Turn-key basketball facility. Suitable for athletic uses
- Potential to refit for light industrial or showroom use
- Ceiling: 22'9" clear, 25' to the roof deck
- Large windows, building signage, customer parking







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East

3165 Swansea Crescent

Outdoor Storage | approx. 1 Acre | Immediate | **Price: $10,000/month**

- Additional Costs: Snow, garbage & hydro as needed.
- Outdoor storage use only. Vehicle storage permitted.
- Established industrial park
- Close to HWY 417, 13 minutes to YOW Ottawa International Airport

Area as determined by the landlord

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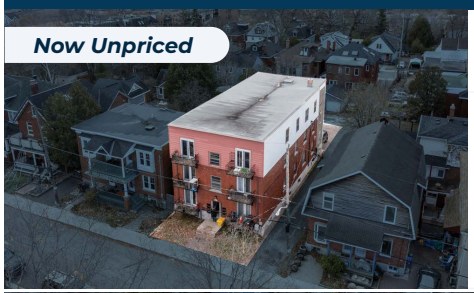
Multi-Family

238 Laurier Avenue East | Downtown Ottawa

Site Area: 3,465.98 SF 0.080 Acres **Price: $3,800,000.00**

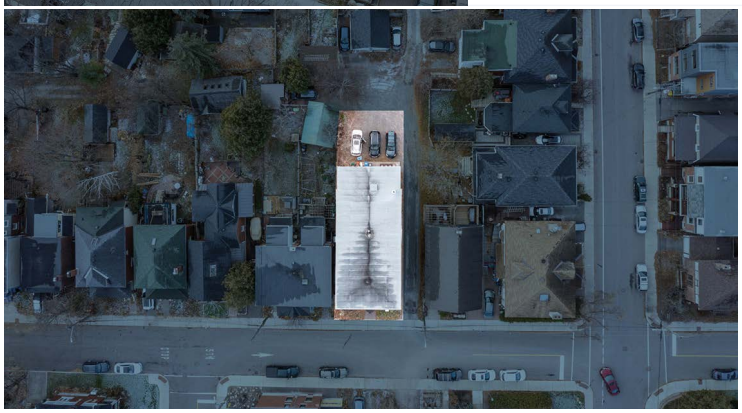
- **Number of Apartments:** 6 | 4 x One Bedroom; 2 x Bachelor
- **Number of Retail Units:** 2
- 1 minute walk to the Univeristy of Ottawa
- Fully renovated, turn-key property with extensive capital improvements

46 Carlyle Avenue | Old Ottawa South



Site Area: 4,384.03 SF 0.098 Acres **Price: Unpriced**

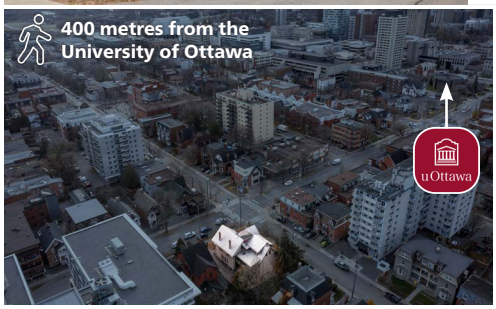
- Rare large format four-bedroom units
- **500m from Carleton University** in a highly desired Old Ottawa South location
- **6x Four-Bedroom Units**
- 1x Two-Bedroom Unit
- **Fully Leased!**

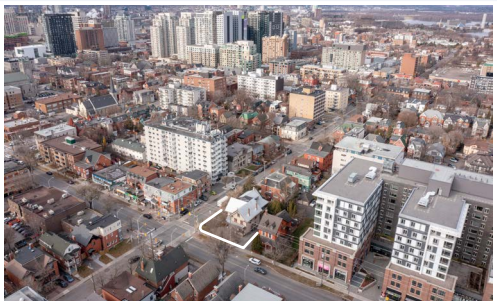


245 Laurier Avenue East | Downtown Ottawa

Site Area: 5,759 SF 0.132 Acres **Price: Unpriced**

- **Fully Leased!**
- 15 Unit Multi-Family Building
- 14x bachelor units
- 1x 4-bedroom unit
- **400 metres from the University of Ottawa** with all amenities, restaurants, museums, parks and the vibrant Byward Market all just steps away





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Mixed Use

255 Ste. Anne Avenue | Vanier, Ottawa East

Site Area: 12,421SF 0.285 Acres **Price: $2,600,000.00**

- Ceiling: 12'6" clear
- 2x Overhead Loading Doors
- In-floor radiant heating
- New on-demand boiler
- Power: 400A / 600 V / 3 Phase
- Zoning: N4B H (11)

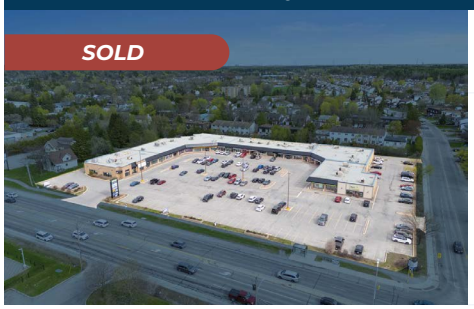
Retail

359-363 Bank Street | Centretown, Downtown Ottawa

Site Area: 6,221.53 SF 0.143 Acres **Unpriced**

- **Gross Leasable Area:** 11,738 SF
- **Occupied:** 100% | 3 Commercial Tenants
- **Zoning:** MS1H(30)
- **Prime corner location** at Bank & Gilmour with 50' of frontage on one of Ottawa's most established commerical corridors

2194 Robertson Road | Village Mews Plaza, Bells Corners



Site Area: 162,588.71 SF 3.733 Acres **Unpriced**

- **Gross Leasable Area:** 43,151 SF
- **Parking Spaces:** 250 +
- **Zoning:** MS2 - Mainstreet Zone 2
- **Future redevelopment potential** approx. 855m² pad site that can be redeveloped for a broad range of commercial or residential uses.

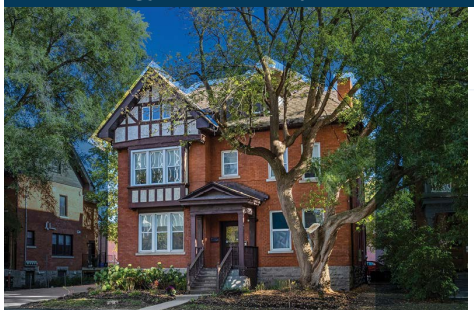
Office

360 Lisgar Street | Centretown

Site Area: 38,297.96 SF 0.879 Acres **Price: Unpriced**

- Class B building, BOMA Best Certified Silver
- Parking: 135 Spaces. 84 underground & 51 surface.
- 750 metres from Parliament Hill
- Possible Intensification Pad: approx. 17,500 SF
- Potential for multi-family conversion
- Zoning: H1 H(70), H1 H(53)

226 Argyle Avenue | Centretown



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.

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