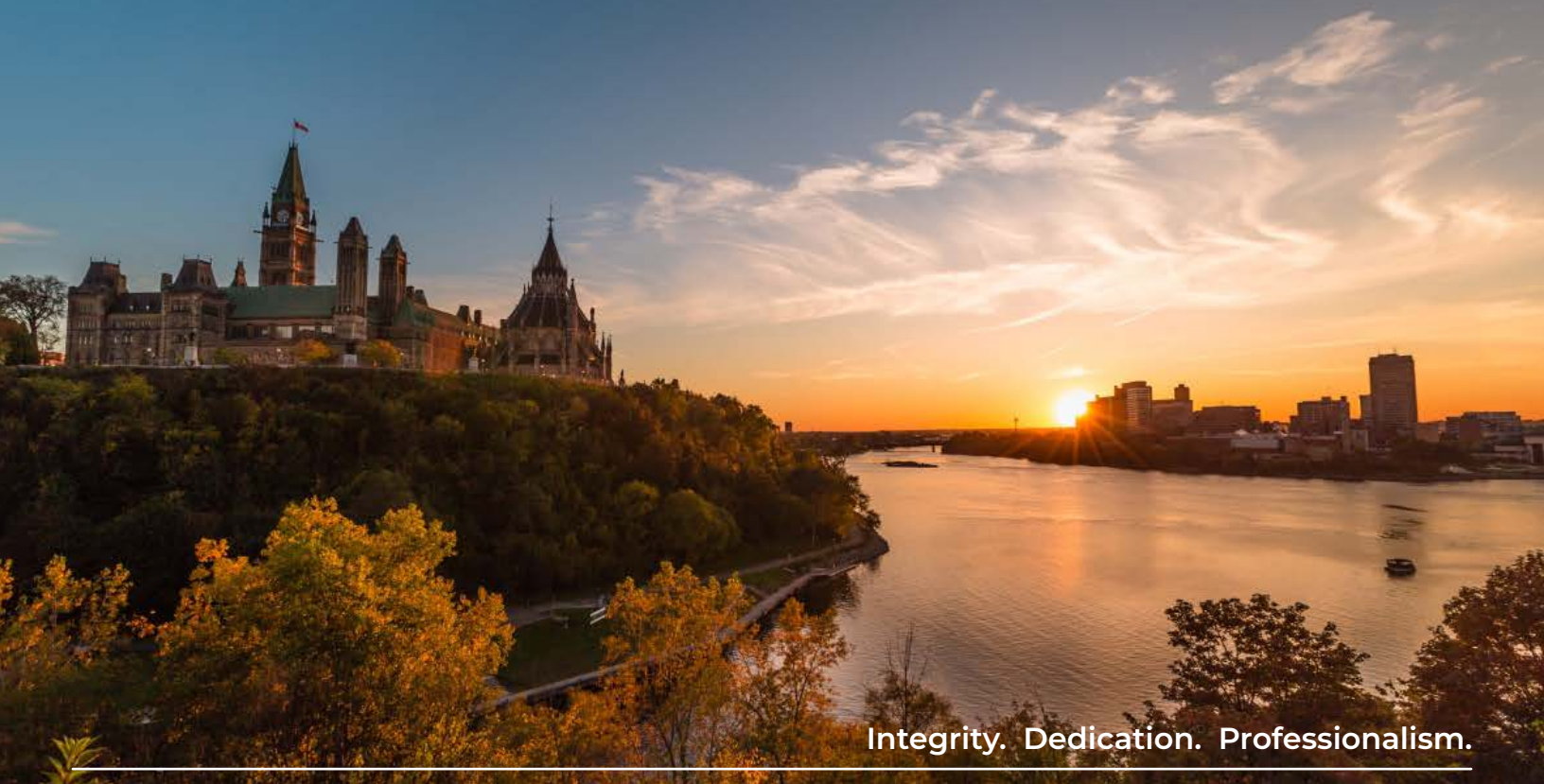


Commercial Leasing & Investment

Ottawa, Ontario | Availability Report

OCTOBER 2026



Integrity. Dedication. Professionalism.

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	up to 3,900 sf contiguous
Suite 500	11,379 sf	Immediate	

2249 & 2255 Carling Avenue

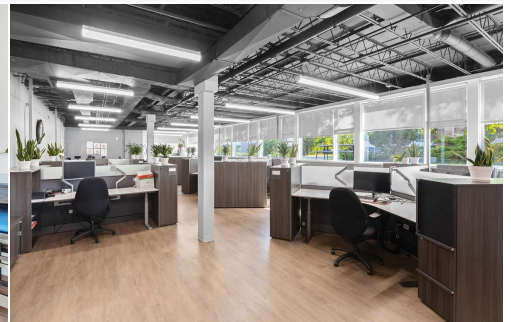
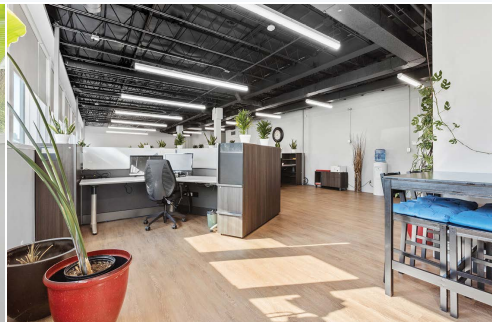
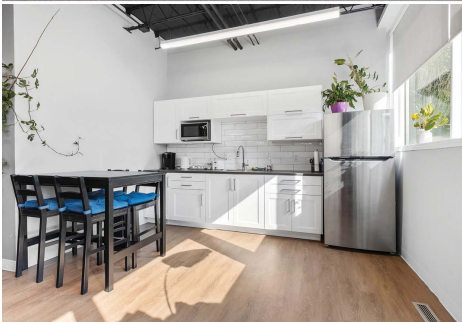
- Tenant's enjoy valet parking and a free fitness centre with showers
- Monitored customer parking
- Coffee shop and pharmacy on-site. Short walk to Carlingwood Mall and Lincoln Fields Station with the LRT connection expected to open in 2027.

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



West

885 Meadowlands Drive



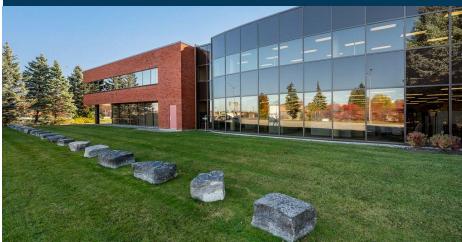
Unit 14	6,296 sf	Immediate	} 12,641 sf contiguous	Price: \$15.00/sf OPC: \$18.31/sf
Suite 105	6,345 sf	Immediate		
Suite 200	12,949 sf	Immediate	} 5,585 sf contiguous	Price: \$14.00/sf OPC: \$17.46/sf
Suite 302	1,737 sf	Immediate		
Suite 400A	1,435 sf	Immediate		
Suite 402	4,150 sf	Immediate		
Suite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

2039 Robertson Road



Suite 243	1,066 sf	Immediate	} up to 3,019 sf contiguous	Price: \$18.00/sf OPC: \$17.06/sf
Suite 245	955 sf	Immediate		
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 accommodate 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

Suite 300



223 Colonnade Road



Suite 111	573 sf	Immediate	} up to 5,758 sf contiguous	Price: \$15.00/sf OPC: \$15.71/sf
Suite 112	1,343 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

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



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.

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
• Glass front unit with direct exterior access				OPC: \$17.46/sf
• 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
• Street facing unit, currently fit for a veterinary office			OPC: \$12.81/sf
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 walk to Tunney's Pasture LRT and Ottawa's largest federal employment hub			
• Vibrant Wellington West location, steps from the Wellington St. W. retail node			



Central

146 Rideau Street



up to 6,214 sf April 1, 2027

Price: \$44.00/sf

OPC: \$11.32/sf

Proposed QSR Units:

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
Unit 5	1,722 sf	Immediate

Price: \$40.00/sf

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

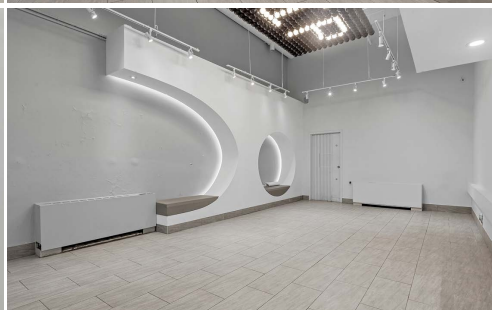
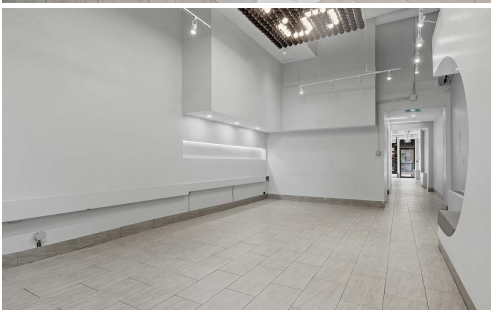
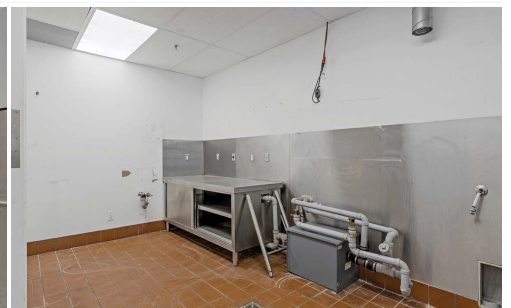
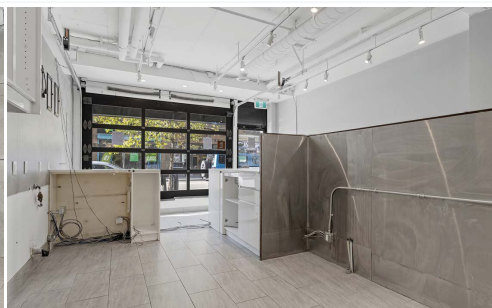
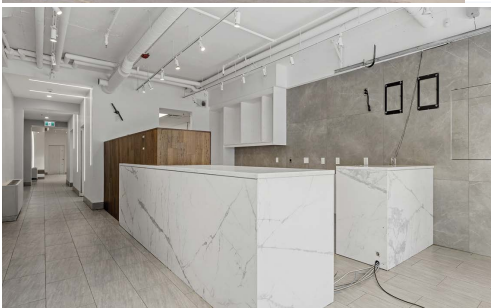


1,840 sf Immediate

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

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 LEASED Unit 8 	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 LEASED 	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 LEASED 	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			

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 display 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

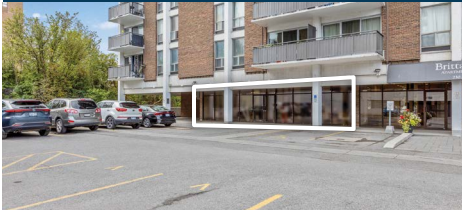
- Fully fixtured restaurant





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

NEW LISTING



Unit 7

1,527 sf December 1, 2026

Price: \$30.00/sf
OPC: \$11.56/sf

- Turn-key clinic
- Street visible building signage
- Corner lot retail plaza
- Pylon 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
- In-floor radiant heating
- 2x Overhead Loading Doors
- 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

LEASED



3,635 sf **LEASED**

Price: \$25.00/sf
OPC: \$10.83/sf

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



West

250 City Centre Avenue

NEW LISTING



Ground Level

Bay 130-132	7,505 sf	March 1, 2027
Bay 140	3,900 sf	March 1, 2027

Price: \$16.00/sf

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
Bay 220	3,200 sf	Immediate	

Price: \$13.00/sf

OPC: \$ 7.69/sf

- Ceiling: 14'
- Overhead Loading Door



South

37 Enterprise Avenue

NEW LISTING



44,584 sf July 1, 2027

Price: \$17.50/sf

OPC: \$ 6.10/sf

- Ceiling: 24' - 32' clear
- 10 Exterior Levelers
- 70 Employee Parking Spaces
- 33 Dock Loading Doors
- 4 Truck Wells
- 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: \$15.00/sf

OPC: \$ 6.60/sf

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

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

NEW LISTING

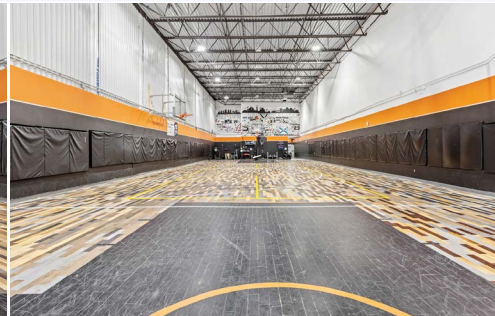


Unit 200G 5,050 sf March 1, 2027

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



East

3165 Swansea Crescent

NEW LISTING

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

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 University of Ottawa
- Fully renovated, turn-key property with extensive capital improvements

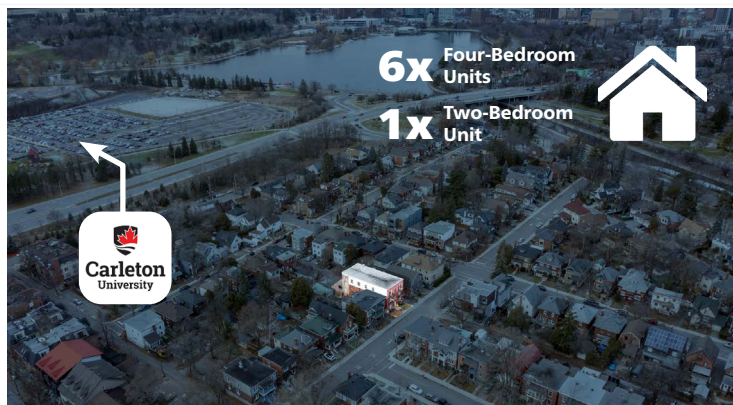
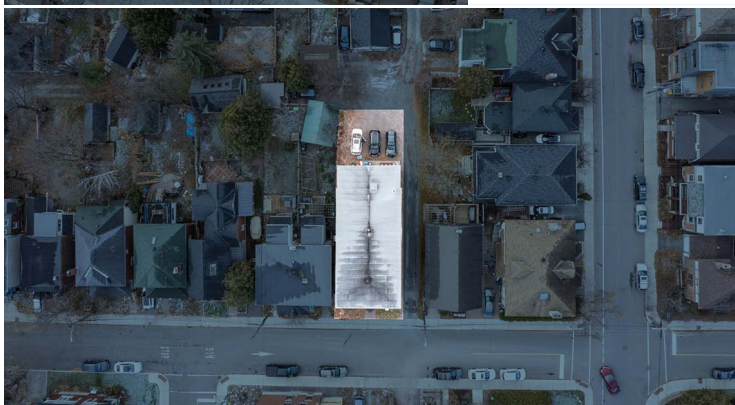
46 Carlyle Avenue | Old Ottawa South



Site Area: 4,384.03 SF 0.098 Acres

Price: \$3,150,000.00

- 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!**



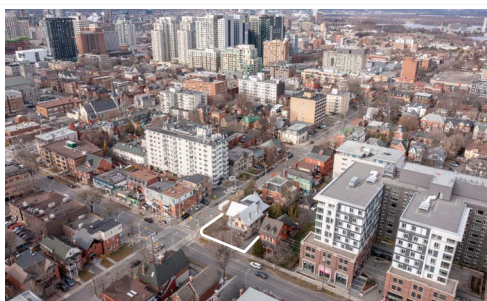
245 Laurier Avenue East | Downtown Ottawa



Site Area: 5,759 SF 0.132 Acres

Price: \$3,150,000.00

- **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



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



Retail

359-363 Bank Stret | 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 commercial corridors

2194 Robertson Road | Village Mews Plaza, Bells Corners



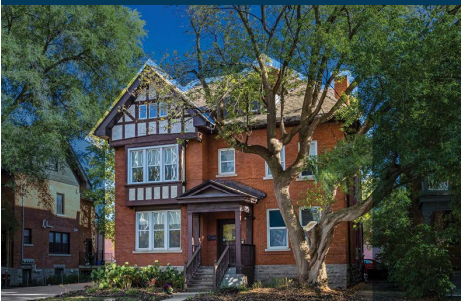
Site Area: 162,588.71 SF 3.733 Acres

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

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.