DISTRICT REALTY
CORPORATION, BROKERAGE





Office Space **FOR LEASE**

1581 Bank Street,
Ottawa

Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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 withdrawal without notice.

1581 Bank Street
Ottawa

- **Zoning** MS2[1913] H(25) Mixed Use Zone
- **Parking on-site**



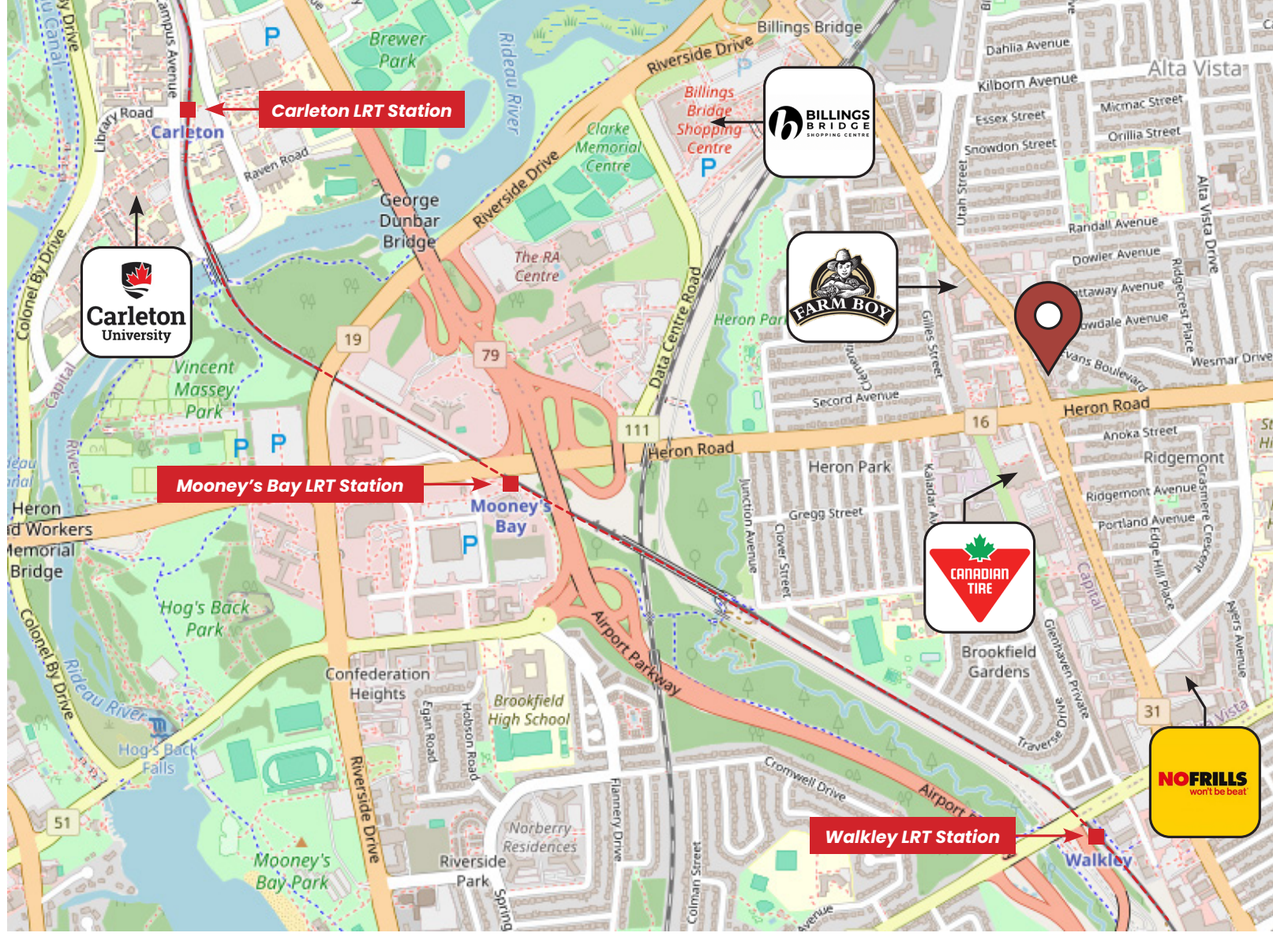
Availability

SUITE	SIZE	AVAILABILITY	PRICE	CONTIGUOUS SPACE
Suite 6	356 SF	Immediate	$1,750/month + HST GROSS	
Suite 5	278 SF	Immediate	$1,500/month + HST GROSS	Up to 1,381 SF
Suite 7	596 SF	30 Days Notice	$2,750/month + HST GROSS	
Suite 1	507 SF	Immediate	$2,500/month + HST GROSS	

Highlights

1581 Bank Street offers four upper-level walk-up office suites ranging from approximately 278 to 596 square feet, with large windows providing ample natural light. Three suites are contiguous, offering potential to accommodate businesses seeking a larger footprint. These spaces provide a practical setting for independent professionals, small teams or remote workers seeking a dedicated workspace outside the home.

Potential uses include accounting, consulting, counselling and appointment-based creative businesses such as clothing design or tailoring, subject to permitted uses. On-site tenant and customer parking, along with an OC Transpo Route 6 bus stop, adds everyday convenience.



Location Overview

Located near the intersection of Bank Street and Heron Road, 1581 Bank Street offers a convenient setting for independent professionals and small businesses serving local clients. The Bank Street address provides a straightforward destination for appointments within an established residential and commercial area.

Shoppers Drug Mart is directly across the street, with nearby shops, restaurants and services driving traffic to the area and making it easy to fit everyday errands into the workday. The location is a practical option for those seeking a dedicated workspace outside the home or a small office close to their client base.



CONTACT

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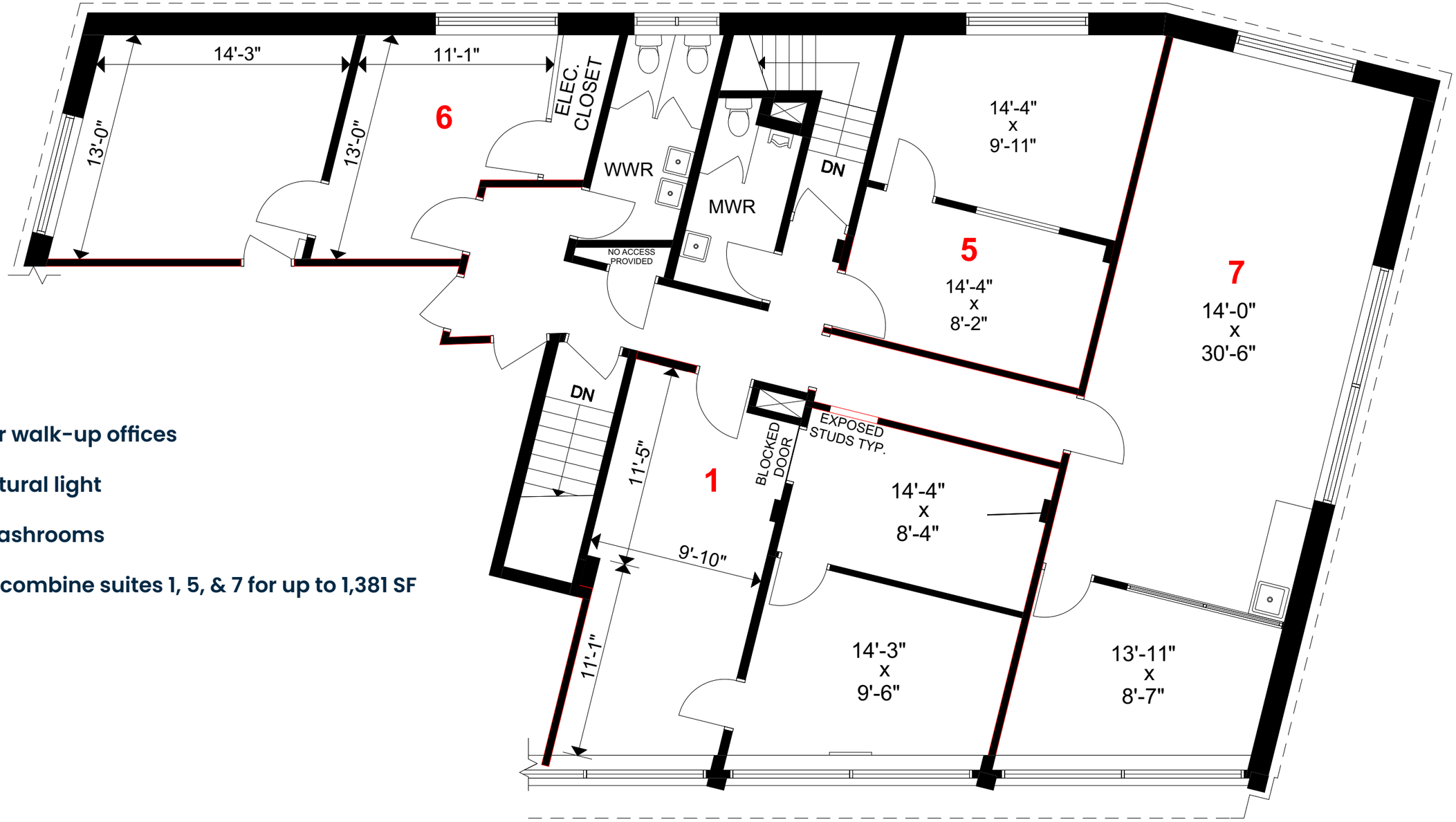
CEO

FLOOR PLAN

Second Floor – 278 to 1,381 SF



- Second floor walk-up offices
- Plenty of natural light
- Common washrooms
- Potential to combine suites 1, 5, & 7 for up to 1,381 SF

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Demographic Data

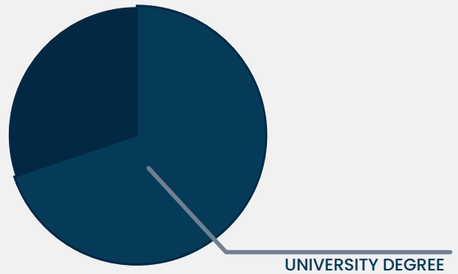
CoStar Demographics (2026)

The surrounding area supports a large working-age population alongside a mix of individuals, couples and families, creating a broad local client base for professional and personal services. Established households and continued population growth provide opportunities for accountants, counsellors, consultants and other small businesses serving clients by appointment. For independent operators, the neighbourhood offers a setting in which to build local relationships and attract repeat business.

The area is also home to an educated workforce, with strong representation in business, administration, education, government and other professional fields. This population provides a natural audience for small offices that accommodate independent work, client consultations or a dedicated workspace outside the home. A location close to surrounding residential communities can appeal to professionals seeking a convenient place to work while remaining near their clients and everyday amenities.

Educational Attainment

Over 69% of residents hold a University Degree or higher within a 5 km radius.



Income Levels

With 18.5% earning under $40,000, the range of average household incomes is:

$87K
TO $132,415

Labor Force Participation

63%

within a 5 km radius, a highly active working demographic with most employed in sales & services, government, social sciences, education, and business & finance.

Household Characteristics

One or two-person households dominate making up 65%, with household growth expected to reach

15.9%
BY 2036

Over 17,085 new households are expected by 2033 - sustained demand that supports long term leasing stability.

Population Growth

The population within a 5 km radius is projected to reach 278,203 by 2036.

11.52%
GROWTH
BY 2036

Age Distribution

Working-age adults make up approximately 69% of the population within 5 km, providing an established customer base for small businesses offering accounting, counselling and other appointment-based services.

MEDIAN AGE IS

42

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AREA MAP

Situated on Bank Street near Heron Road, 1581 Bank Street offers a convenient address for small businesses and independent professionals. The surrounding residential communities provide a local customer base for office users who meet clients by appointment or prefer to work close to home.

Shoppers Drug Mart is directly across the street, while nearby restaurants, shops and services offer convenient options for lunch breaks and daily errands. The established commercial corridor makes it easy to combine a workday or client visit with other stops in the neighbourhood.

Established Bank Street Address

Located near Bank Street and Heron Road, offering a straightforward destination for clients visiting by appointment. Large national retailers such as Shoppers Drug Mart, Farm Boy, and Canadian Tire drive traffic to the area.

Close to Your Clients

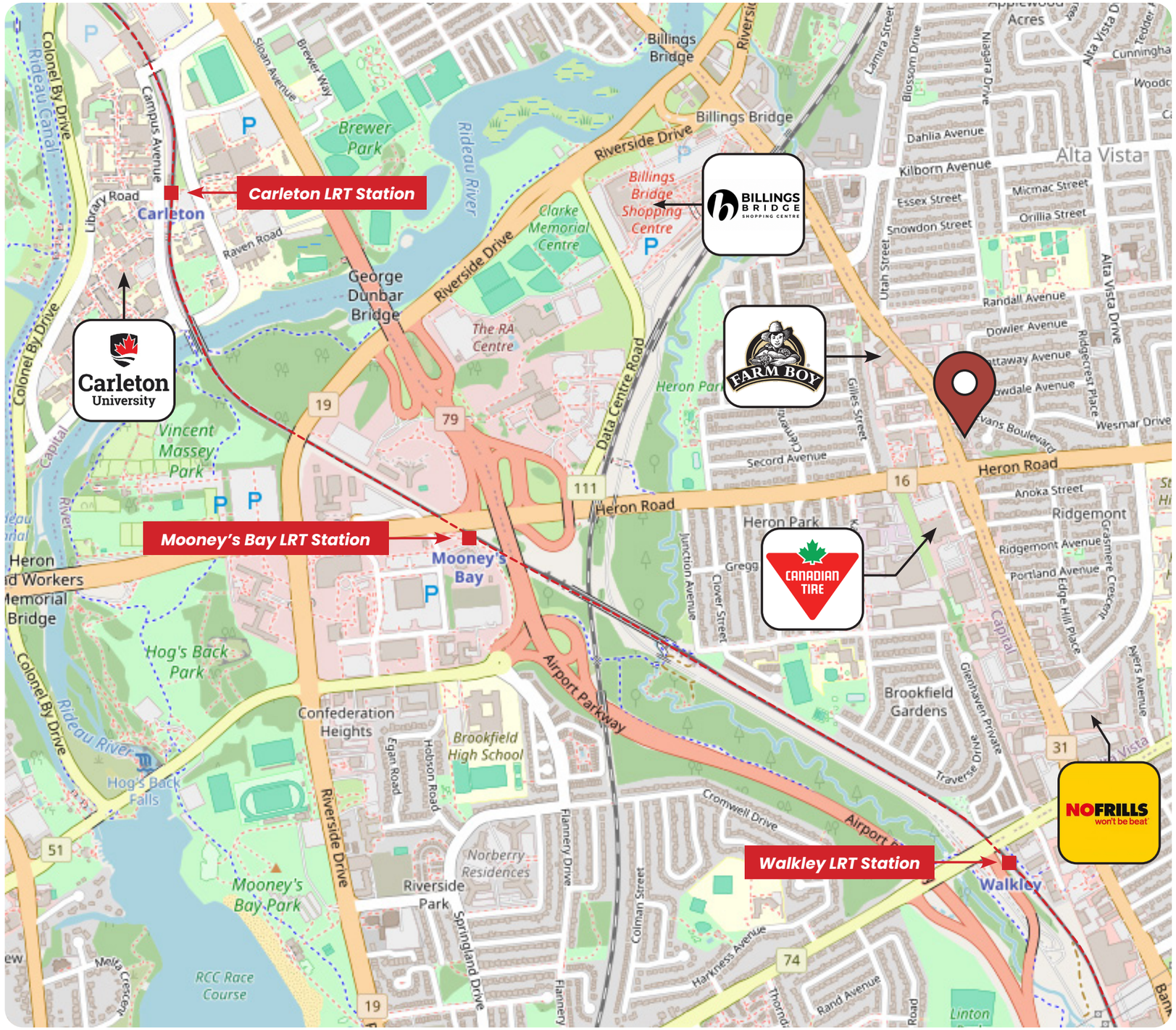
Surrounding residential neighbourhoods provide a local customer base for independent professionals and small service businesses.

Work Close to Home

A convenient setting for those seeking a dedicated office outside the home while staying connected to their community.

Convenience at Your Doorstep

Shoppers Drug Mart is directly across the street, with nearby restaurants, shops and services for lunch breaks and daily errands.



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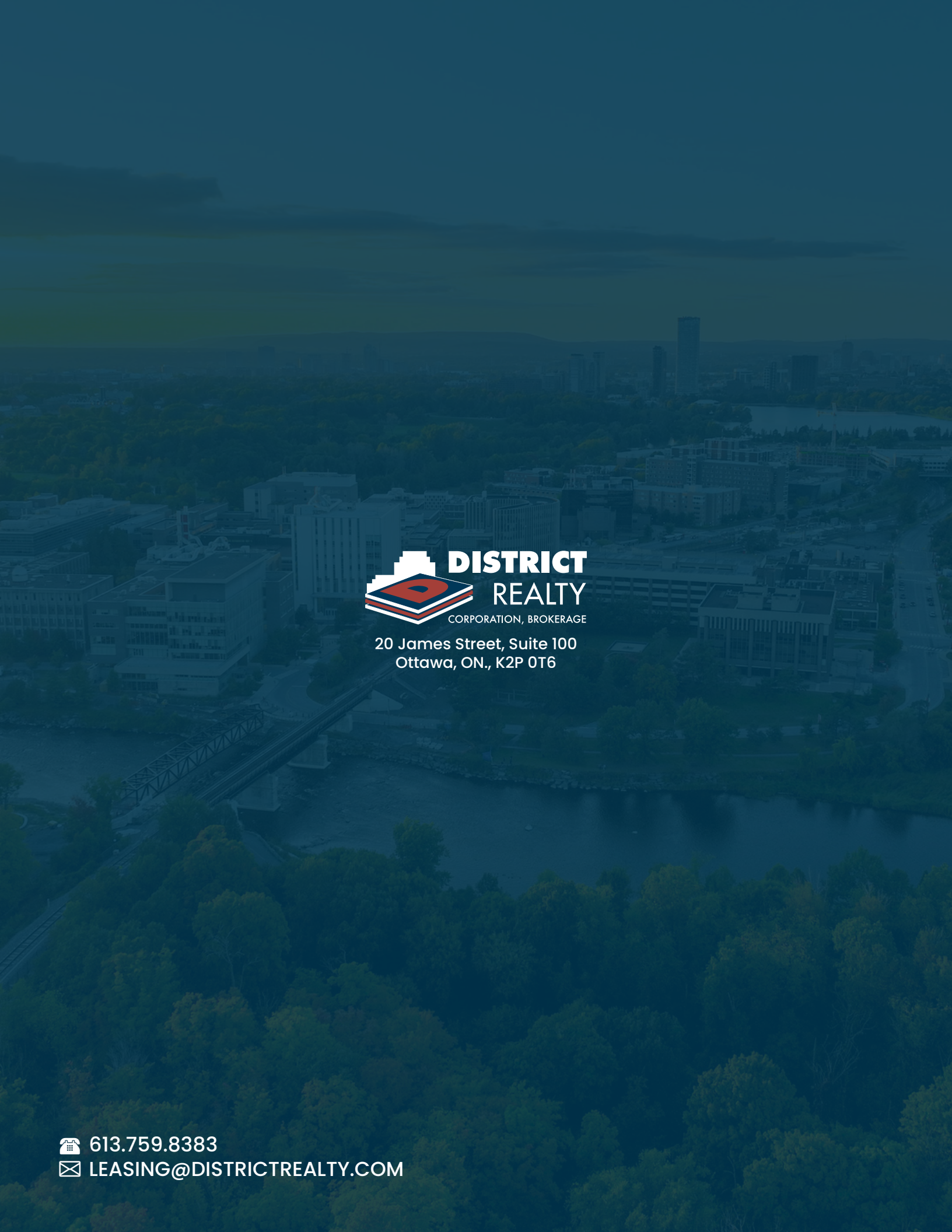

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