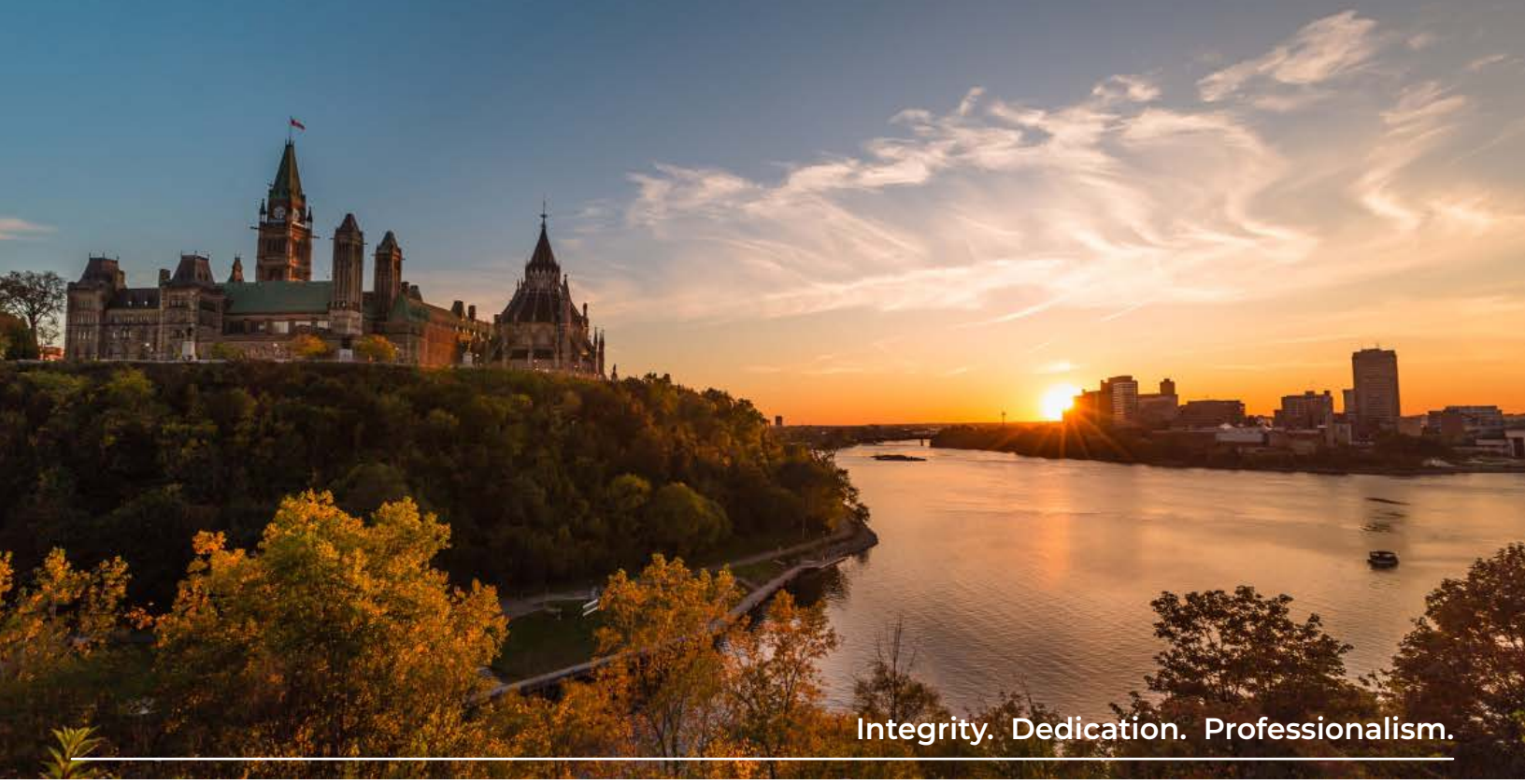
DISTRICT REALTY
CORPORATION, BROKERAGE

☎ 613.759.8383

Commercial Leasing & Investment

Ottawa, Ontario | Availability Report

NOVEMBER 2026

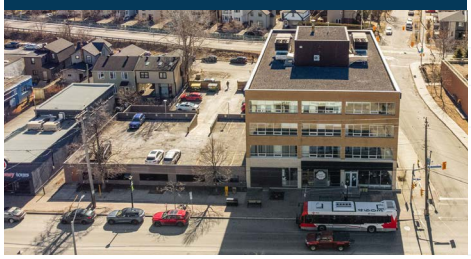


Integrity. Dedication. Professionalism.

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	

- 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	Immediate	**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	*up to 3,900 sf contiguous*	**OPC: $16.81/sf**
Suite 410	2,645 sf	Immediate		
Suite 500	11,379 sf	Immediate		

2249 & 2255 Carling Avenue

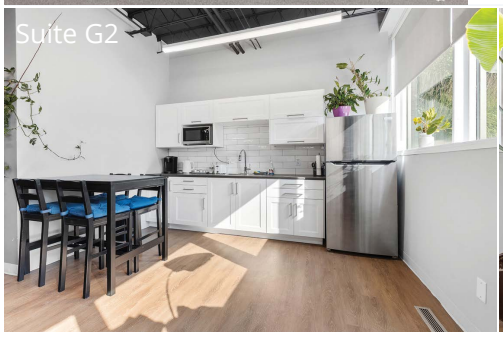
- *Tenant's enjoy valet parking and a free fitness centre with showers*
- *Monitored customer parking*
- *Coffee shop and pharmacy on-site. Short walk to Carlingwood Mall and Lincoln Fields Station with the LRT connection expected to open in 2027.*

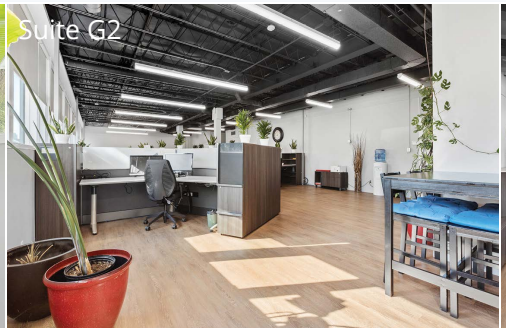
880 Lady Ellen Place

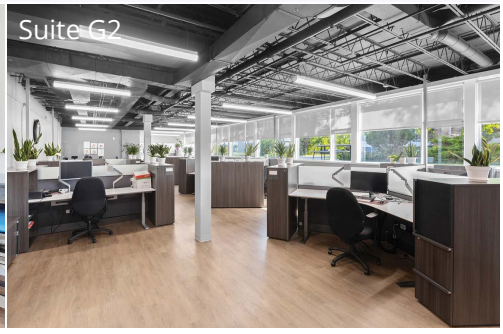


Suite G2	1,900 sf	30 Days Notice	**Price: $14.00/sf**
			OPC: $15.57/sf

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







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Jason Shinder, Broker of Record
CEO

OFFICE SPACE FOR LEASE

NOVEMBER

West

885 Meadowlands Drive



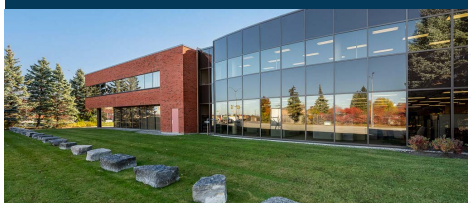
Unit 14	6,296 sf	Immediate	*12,641 sf contiguous*	**Price: $15.00/sf**
Suite 105	6,345 sf	Immediate		**OPC: $18.31/sf**
Suite 200	12,949 sf	Immediate		**Price: $14.00/sf**
Suite 302	1,737 sf	Immediate		**OPC: $17.46/sf**
Suite 400A	1,435 sf	Immediate	*5,585 sf contiguous*	
Suite 402	4,150 sf	Immediate		
Suite 501	5,284 sf	Immediate	*7,241 sf contiguous*	
Suite 503	1,957 sf	February 1, **2027**		

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	Immediate		**Price: $14.50/sf**
				OPC: $ 9.44/sf

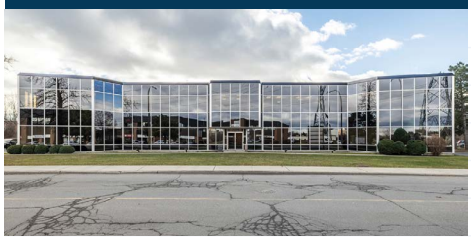
- Ground level office with many furnishings available at no cost
- Warehouse/lab with double man loading door







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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CEO

Central

1 Nicholas Street





Suite 200	12,764 sf	Immediate	
Suite 302	3,651 sf	Immediate	
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**	

Price: $17.00/sf

OPC: $11.32/sf

- **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



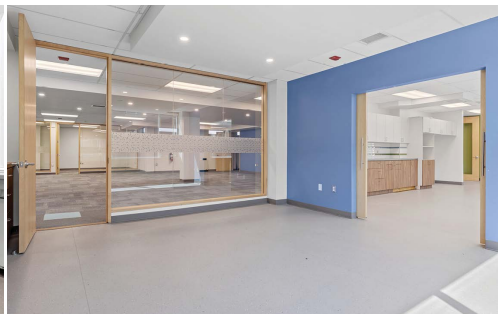
Building	21,953 sf	Immediate	
Suite 200	5,494 sf	Immediate	
Suite 300	5,566 sf	Immediate	
Suite 400	5,466 sf	Immediate	
Suite 500	5,427 sf	Immediate	

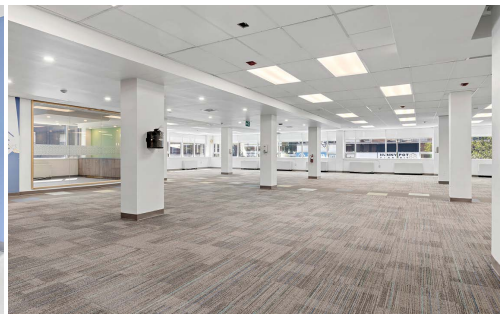
Price: $16.00/sf

OPC: $14.00/sf

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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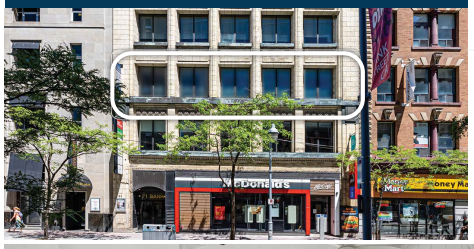
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CEO

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	Immediate	**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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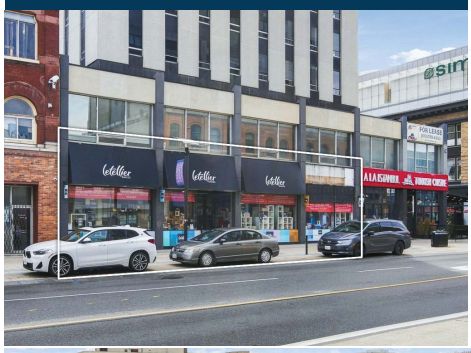
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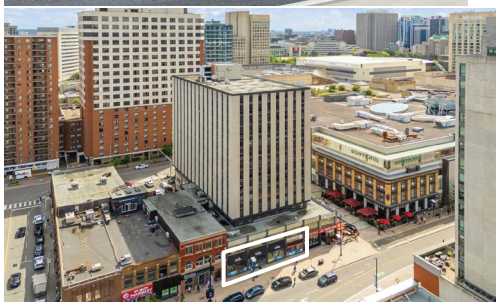
Central

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		

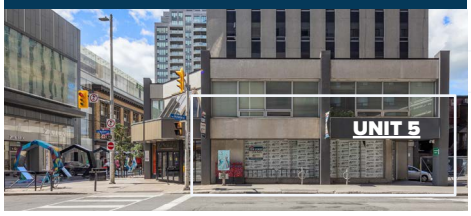
- Future **QSR opportunities** in the heart of downtown Ottawa, with prominent frontage on Rideau St.
- Located directly beside **the Rideau Centre**, across from the **Byward Market**, and steps away from the new **HISTORY** live entertainment venue







1 Nicholas Street



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

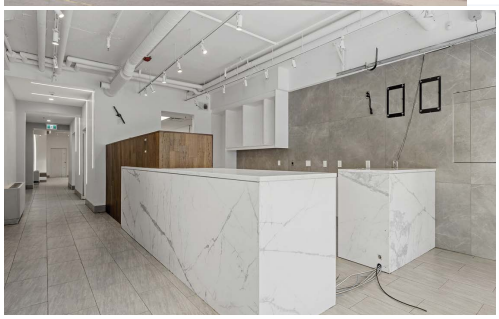
For more information and to book a tour of 1 Nicholas Street, please contact:
Neil Mason / nmason@cwottawa.com / 613.236.7777

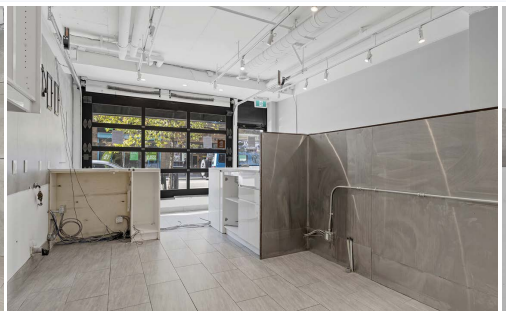
203 Bank Street



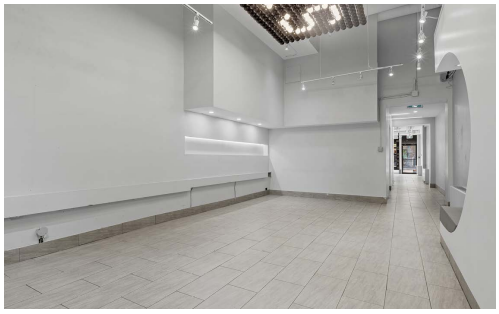
	1,840 sf	Immediate	**Price: $25.00/sf**
			OPC: $15.50/sf

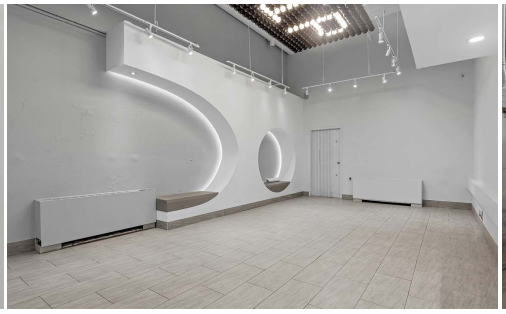
- 19' of frontage on Bank Street in Centretown
- Currently built-out as a tea shop
- Suitable for food service and a variety of retail uses.













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East

500 Terminal Avenue



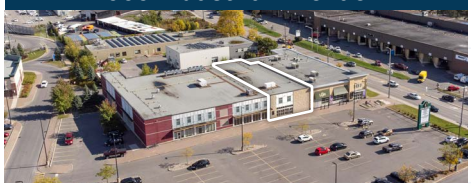
Unit 10 [1]	3,242 sf	Immediate	**Price: $32.00/sf** **OPC: $15.16/sf**
Unit 17 [2]	15,423 sf	Immediate	**Price: $32.00/sf** **OPC: $15.16/sf**

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

East

515 Industrial Avenue



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

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CEO

East

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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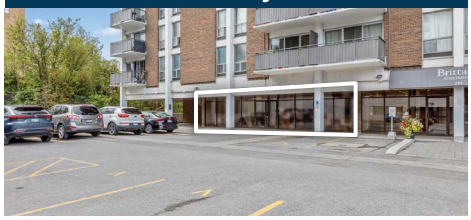
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East

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



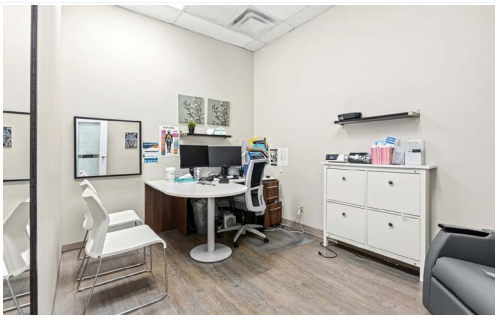
Unit 7 1,505 sf December 1, 2026

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

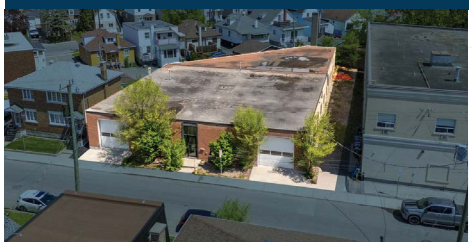
- Turn-key clinic
- Corner lot retail plaza
- Street visible building signage
- Plylon signage
- Customer parking & bus stop on-site
- Established Orleans retail node







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







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West

250 City Centre Avenue

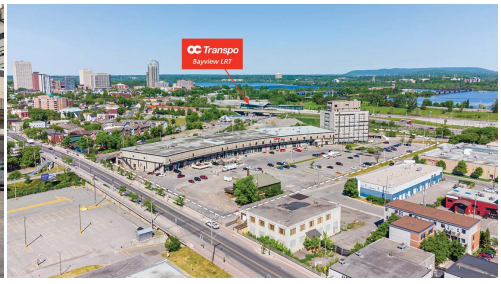


Ground Level

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 | 613-759-8383 | leasing@districtrealty.com

Justin Levine, Broker
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

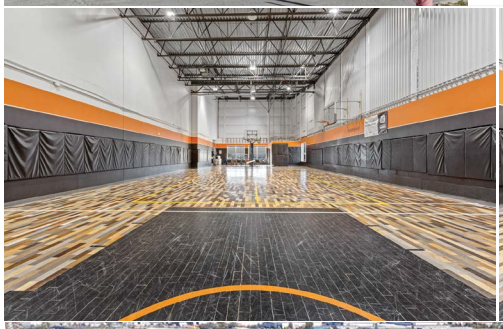
- Showroom space with large display windows and customer parking
- Ceiling: 23' to joist, 25' to roof deck
- Grade loading door

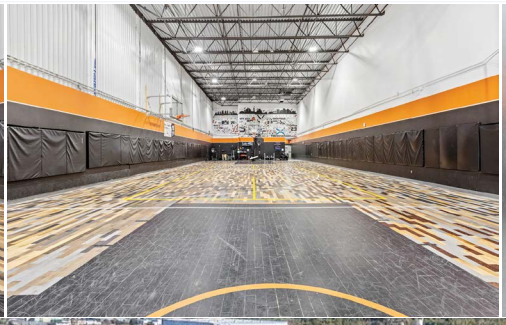
3020 Hawthorne Road

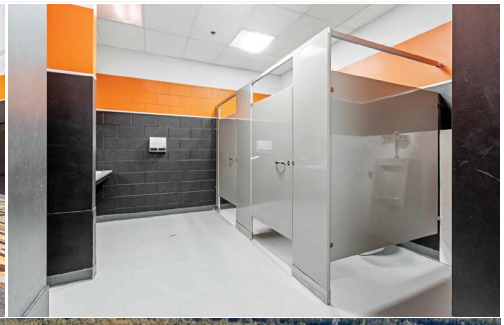


Unit 200G	5,050 sf	March 1, **2027**	**Price: $18.00/sf**
			OPC: $ 6.43/sf

- 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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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









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Multi-Family

238 Laurier Avenue East | Downtown Ottawa

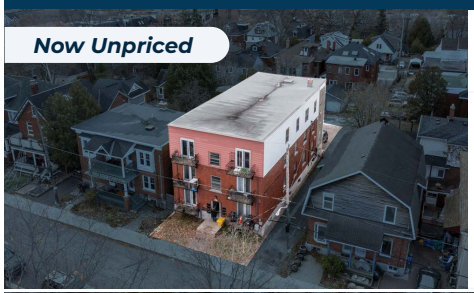


Site Area: 3,465.98 SF 0.080 Acres

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

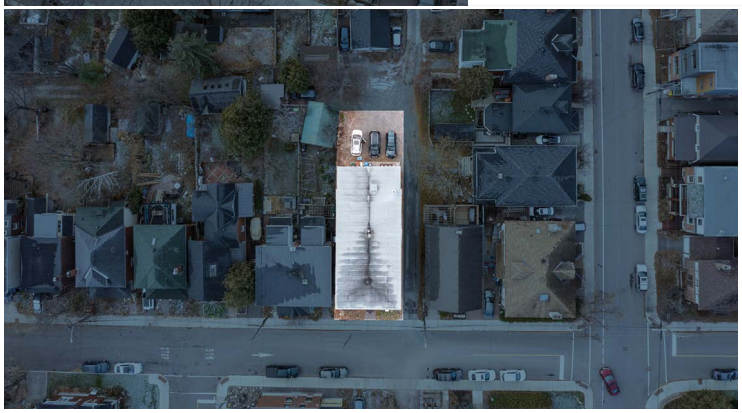
46 Carlyle Avenue | Old Ottawa South



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

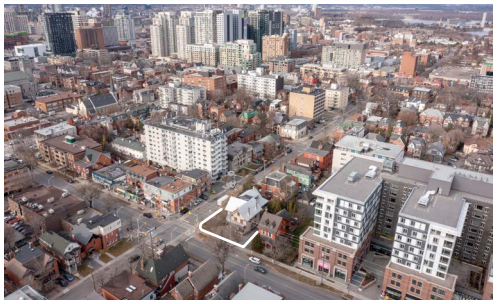


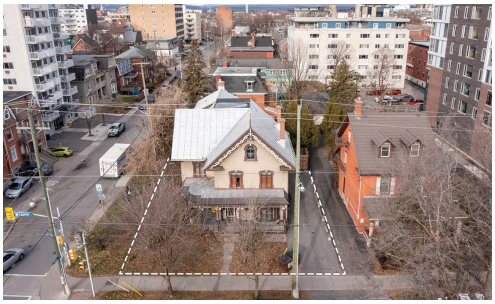
Site Area: 5,759 SF 0.132 Acres

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 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 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

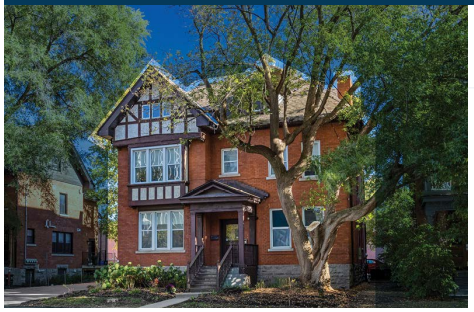
360 Lisgar Street | Centretown



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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