

Upper Level Warehouse Space **FOR LEASE**

250 City Centre Avenue
Ottawa West



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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250 City Centre Ave.
Ottawa

Price
\$13.00/sf

OPC
\$7.69/sf



Availability

Bay 220	3,200 SF	Immediate	6,400 SF contiguous
Bay 222	3,200 SF	Immediate	

Salient Facts Property

Zoning H2[398] S169-h **Parking:** 2 dedicated spaces per unit
Ceiling 14' **Overhead Loading Doors**

- Rare, central location with quick access to HWY 417, the Parkway, and bridge to Gatineau
- Ideal for last-mile delivery, e-commerce fulfillment, and local product distributors

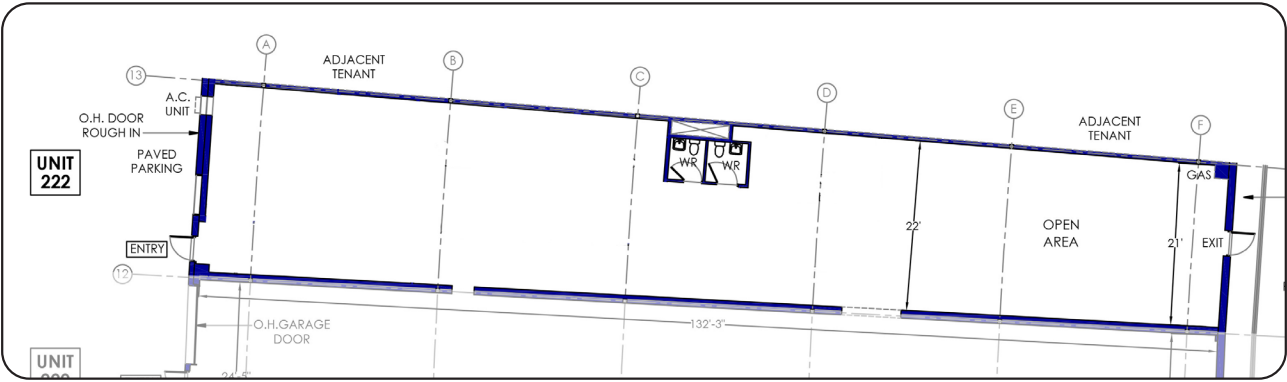
Highlights

Centrally located just west of downtown Ottawa, these upper-level warehouse units offer outstanding accessibility for businesses requiring efficient urban distribution and storage. The property provides quick connections to HWY 417 and the Parkway, allowing operators to move goods easily across the city and throughout the broader Ottawa region and Gatineau. The two available units are contiguous and can be leased separately or combined to provide a total 6,400 sf.

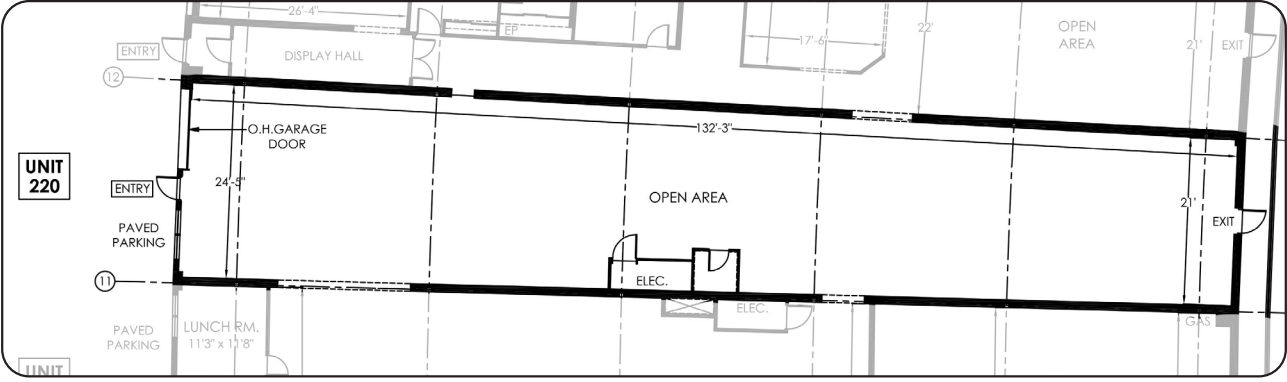
Each unit features an overhead loading door and two dedicated parking spaces. Well suited for storage, distribution, e-commerce fulfillment and other light industrial uses, the property offers a rare opportunity for businesses seeking flexible warehouse space in a highly central location.

FLOOR PLANS

BAY 222 – 3,200 sf



BAY 220 – 3,200 sf



CONTACT

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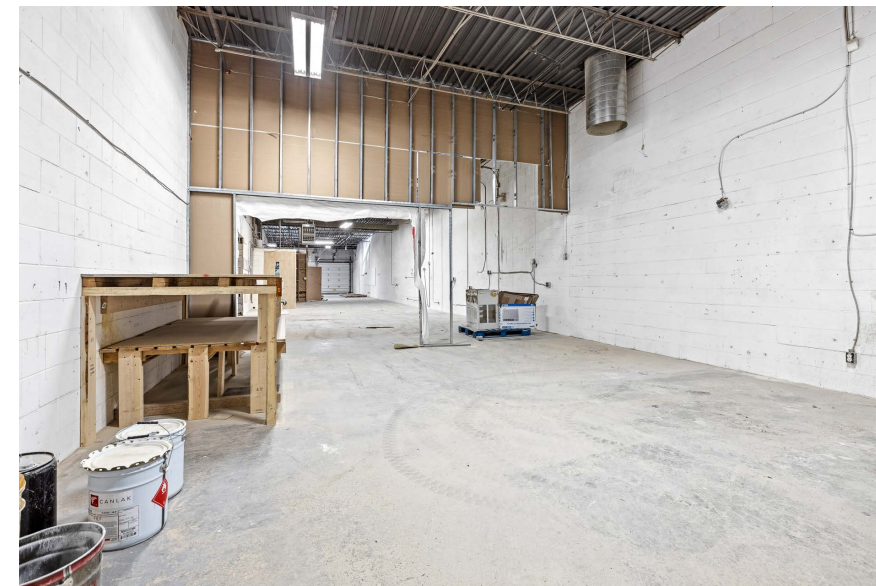
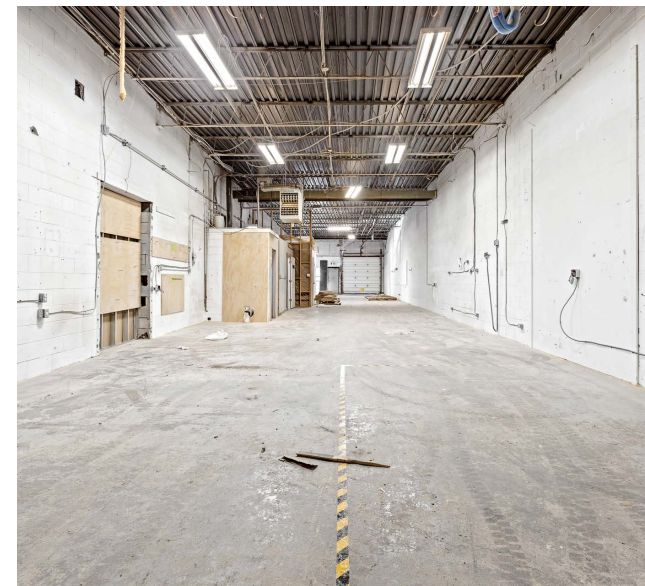
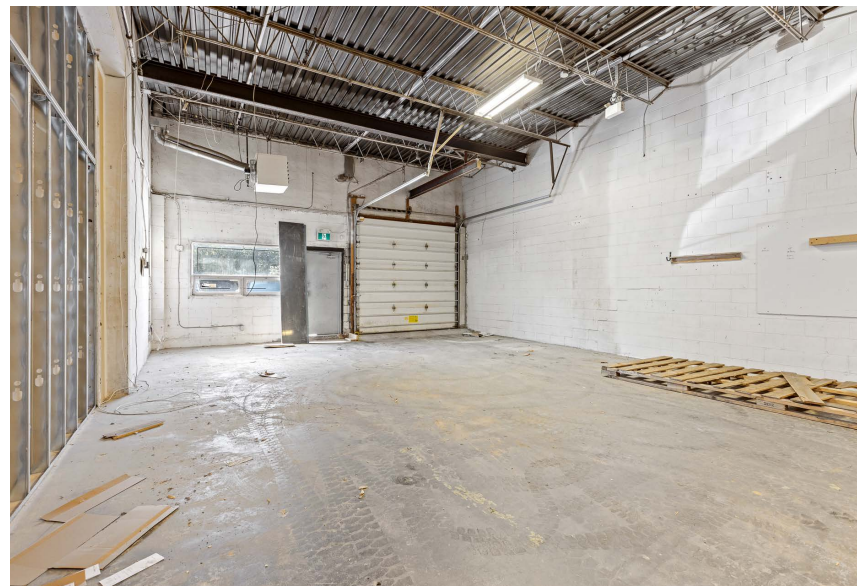
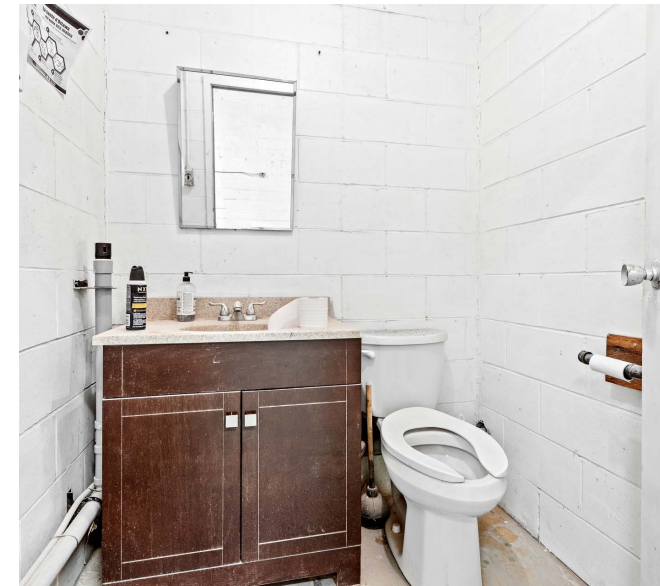
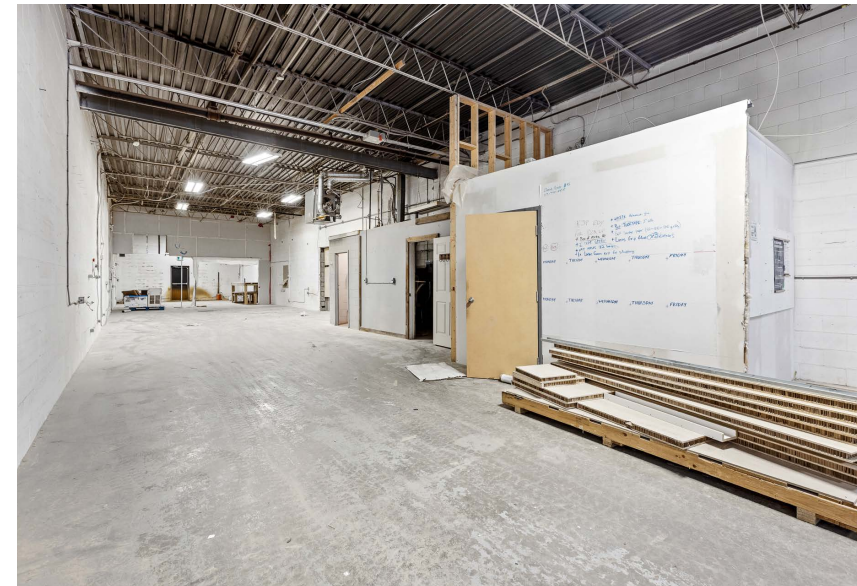
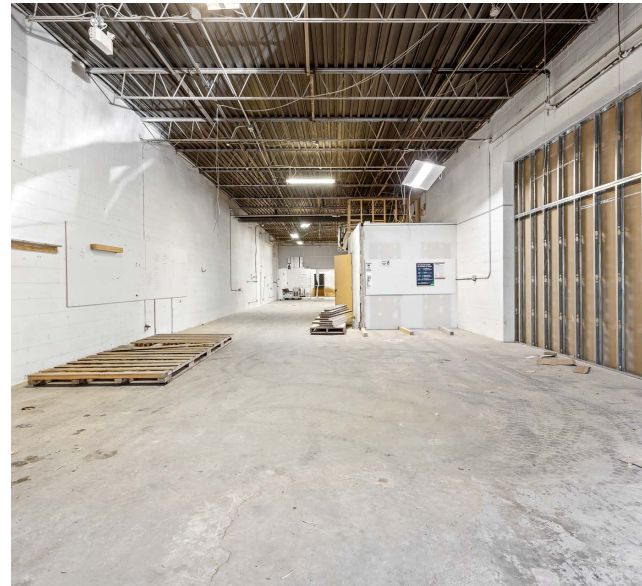
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Charles Mirsky, Broker
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BAY 220

3,200 SF



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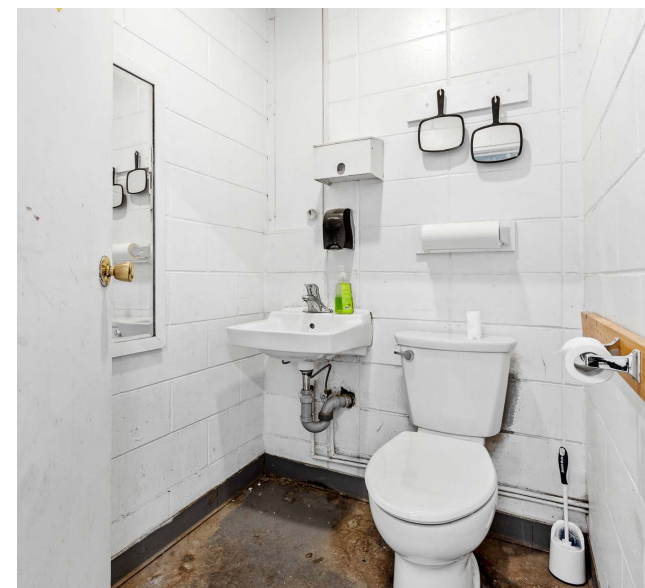
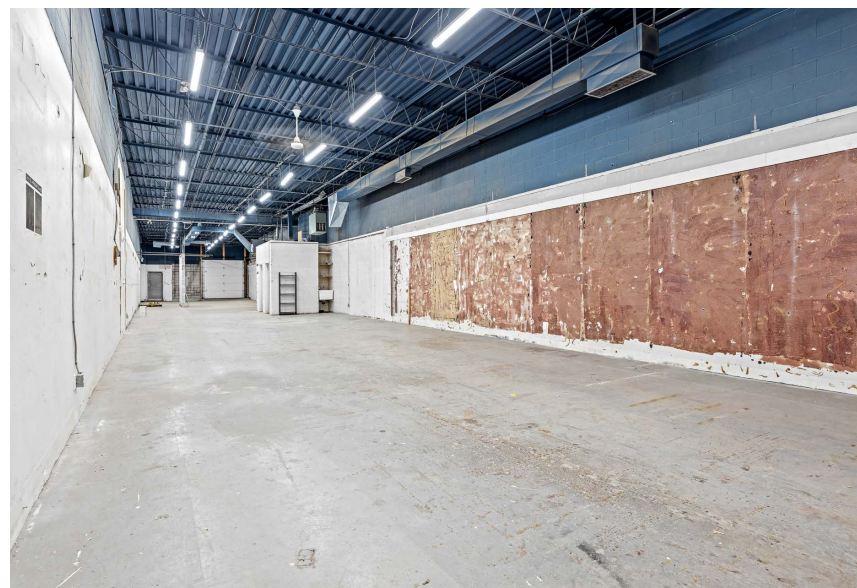
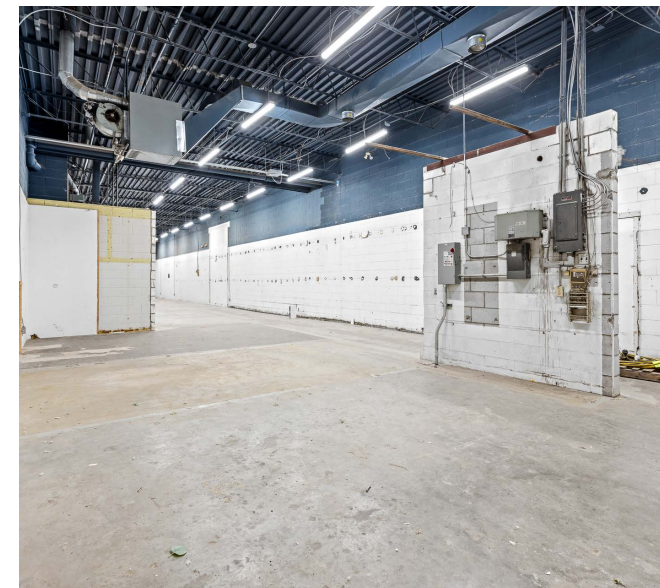
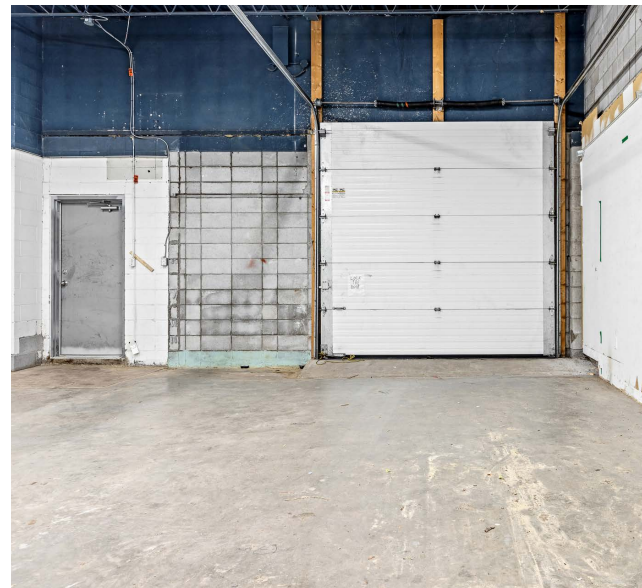
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BAY 222

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AREA MAP

The City Centre Complex enhances the work environment with a great selection of on-site amenities, including a coffee shop and bakery, casual lunch options, and recreational facilities.

Just a short walk away, tenants can enjoy the vibrant surrounding neighbourhoods of Little Italy, Chinatown, and Wellington West – each offering a diverse selection of restaurants, boutiques, grocery stores, and services that add energy and convenience to the workday.

Unmatched Central Location

Positioned just west of downtown Ottawa with immediate access to HWY 417, the Parkway, and steps from Bayview LRT (Lines 1 & 2).

Highly Functional Upper-Level Warehouse Units

Each unit features an overhead loading door and two dedicated parking spaces—ideal for storage, distribution, and light industrial users.

Operate Efficiently in the Urban Core

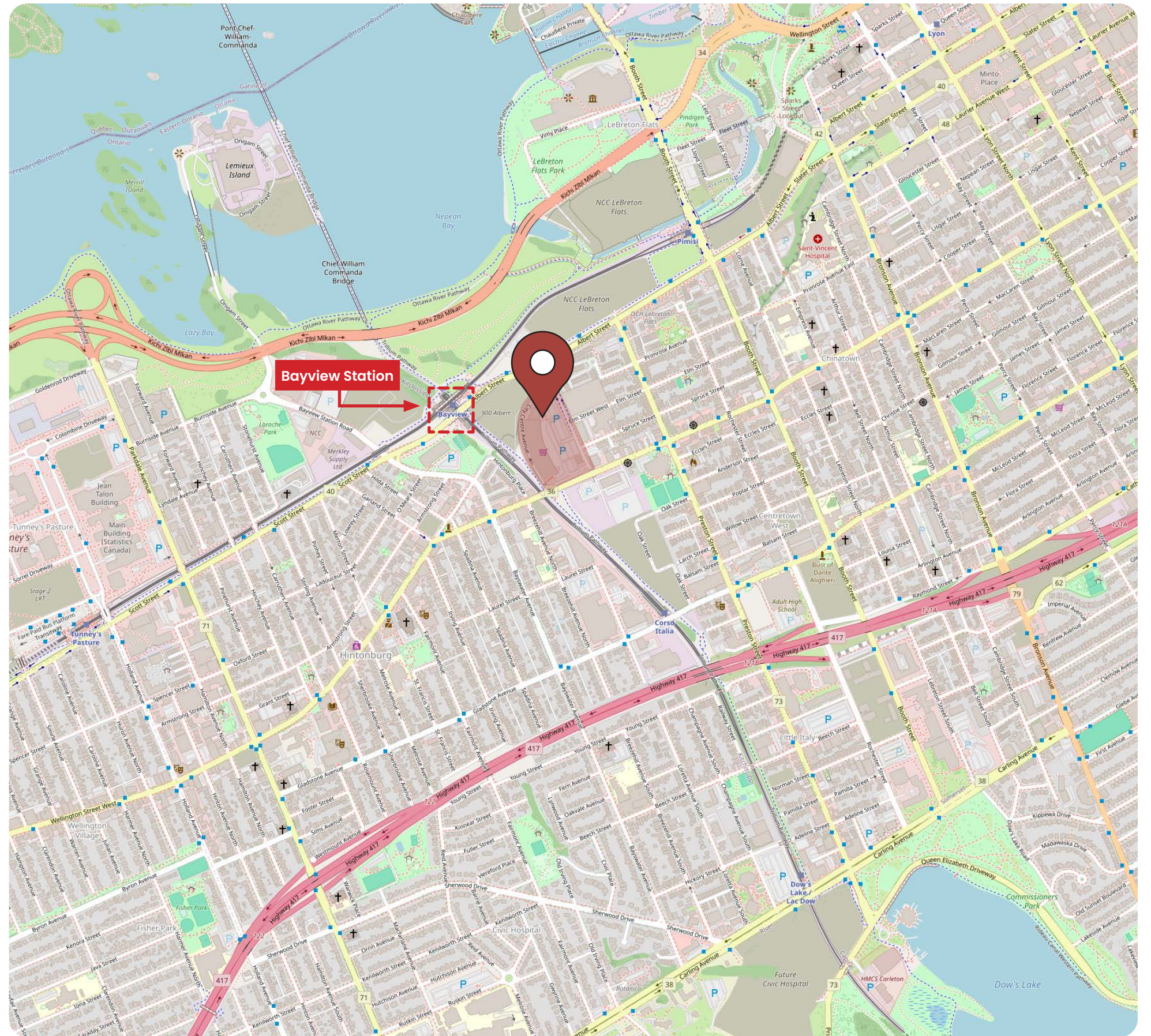
A rare opportunity to combine industrial functionality with a central, transit-connected location where a dense urban customer base supports last-mile delivery hubs.

On-Site Amenities That Elevate the Workday

Coffee shop, bakery, casual dining, and recreational facilities within the City Centre Complex.

Surrounded by Ottawa's Most Dynamic Neighbourhoods

Walking distance to Little Italy, Chinatown, and Wellington West, offering an exceptional mix of dining, retail, and everyday services.



Demographic Data

CoStar Demographics (2026)

The area surrounding the property is supported by a dense and steadily growing urban population, creating a strong foundation for businesses focused on storage, distribution, and last-mile logistics. A large concentration of working-age residents and active households contributes to consistent consumer demand, driving the need for efficient delivery networks and local inventory storage.

The neighbourhood's strong labour presence also provides access to a reliable workforce for logistics, transportation, and light operational roles. Positioned within a vibrant urban market with ongoing residential growth and high delivery activity, the location offers an ideal setting for operators seeking convenient access to Ottawa's core customer base and efficient service coverage across the city.

Labor Force Participation

67%

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

Household Characteristics

One or two-person households dominate making up 78.55%, with household growth expected to reach

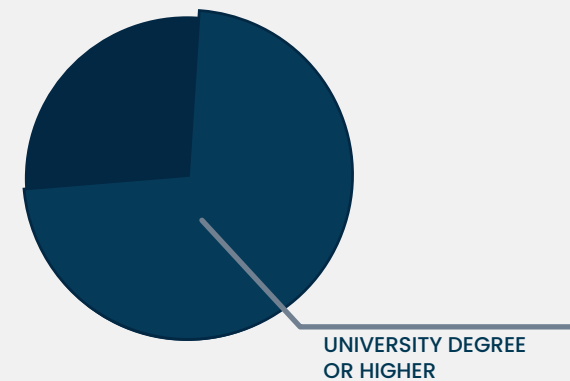
23% BY 2033



Over 27,985 new households are expected by 2033 – sustained demand that supports long term leasing stability.

Educational Attainment

Over 72% of residents hold a University Degree or higher within a 5 km radius.



Income Levels

With 32% earning under \$40,000, the range of average household incomes is:

\$63K TO \$98,000K

Population Growth

The population within a 5 km radius is projected to reach 287,737 by 2033.

19.66% GROWTH BY 2033

Age Distribution

The neighbourhood is overwhelmingly working age, with over 82% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

MEDIAN AGE IS

39



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