



### Space Availability

+/- 696 sf to 4,250 sf

### Occupancy

Immediately

### Lease Term

60-120 months

### Asking Net Rent (Year 2024)

\$18.00 psf (office)

\$35.00 psf (retail)

### Additional Rent (2023 estimates)

\$20.30 psf

### Get more information

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### Space Highlights

- Bright, professional, office space
- Located in the core of Centretown Ottawa
- Spacious office suites featuring an abundance of natural light
- Includes kitchenette, boardroom, elevator access, and a secure lobby area
- Neighborhood offers several amenities including shopping centers, health facilities, and restaurants.
- Minutes from Highway 417 and accessible to public transit

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Platinum member

# Property Overview

## Office and retail space for lease

381 Kent Street, Ottawa, ON

Address: 381 Kent Street

Year Built: 1973

Building Size: 41,880 sf

LL Unit 1 2,000 sf

Unit 103\* (Retail) 696 sf

Unit 201 4,250 sf

Unit 300 854 sf

Rentable Area: Unit 325 1,042 sf

Unit 328 772 sf

~~Leased Unit 400 1,550 sf~~

Unit 407 917 sf

Unit 503 2,022 sf

Net Rent: \$18.00 psf  
\*\$35.00 psf

Available: Immediately

Parking: \$175.00/monthly



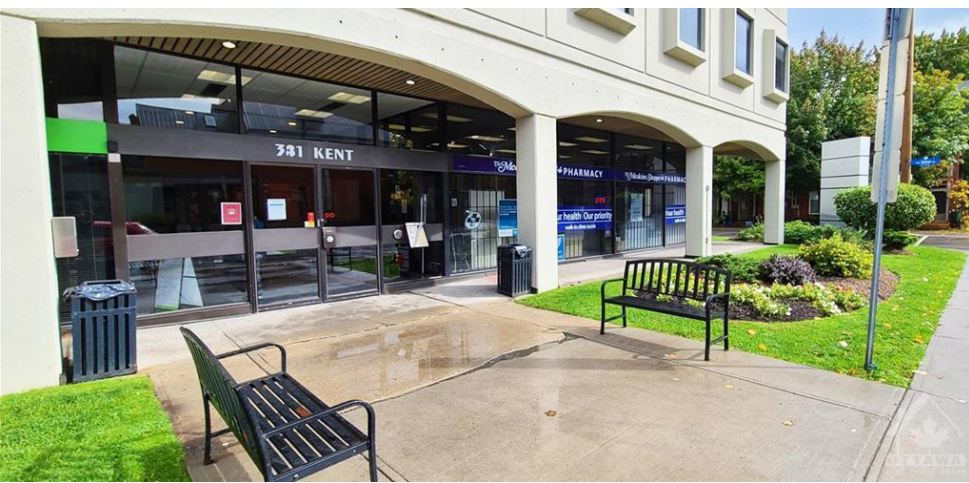
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# Gallery

## Office and retail space for lease

381 Kent Street, Ottawa, ON



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# Map

## Office and retail space for lease 381 Kent Street, Ottawa, ON



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# Location Overview

**Office and retail  
space for lease**  
381 Kent Street, Ottawa, ON



Demographics  
5km Radius



Total  
Population

**242,029**



Average  
Household Size

**1.9**



Average  
Age

**41.8**



Average Household  
Income

**\$106,854.23**



Annual Household  
Expenditure

**\$13,486,168**

## Travel Distances

|                              |                 |
|------------------------------|-----------------|
| Highway 417                  | 80 m   4 mins   |
| Downtown, Ottawa             | 1.1 km   5 mins |
| Nepean, Ottawa               | 16 km   19 mins |
| Kanata, Ottawa               | 22 km   17 mins |
| Ottawa International Airport | 12 km   16 mins |



**Bike Score**

**98**



**Walk Score**

**97**



**Transit Score**

**82**

## Get more information

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