



**Price:** \$12.00/sf  
**OPC:** \$16.36/sf

Suite 303 - 1,521 sf  
Suite 400 - 2,151 sf  
Suite 402 - approx. 1,136 sf (April 1, 2024)  
Suite 600 - 1,705 sf  
Suite 603 - 1,105 sf  
Suite 611 - 1,028 sf  
Suite 616 - 1,586 sf  
Suite 616 & 600 - 3,291 sf (contiguous)

CONTACT:  
613-759-8383  
leasing@districtrealty.com  
**Darren Clare**  
Director, Leasing & Investment Sales  
Sales Representative

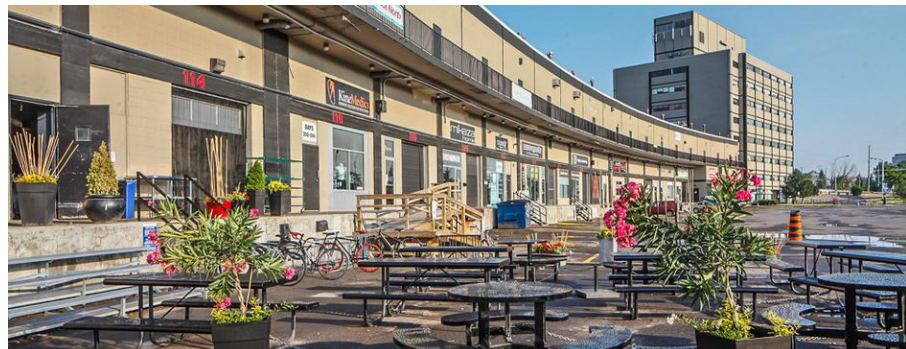
## Office Space for Lease | Ottawa West

Conveniently located offices, just west of downtown Ottawa. Well connected and easily accessible location with parking for customers and tenants. Highly walkable and bike friendly area with great transit options Close to HWY 417.

Coffee and great lunch options on-site, as well as a range of athletic and recreational uses. Short walk to a variety of amenities in Little Italy, Chinatown, and Wellington West!

## HIGHLIGHTS

- On-site superintendent
- 24-hour emergency service
- Steps to Bayview LRT Station
- Customer and tenant parking
- Quick access to HWY 417 and the Parkway
- Daily cleaning and utilities included



1 250 City Centre Avenue, Ottawa

District Realty Corporation Brokerage  
districtrealty.com





Integrity. Dedication. Professionalism.  
OFFICE SPACE FOR LEASE

250 City Centre Avenue, Ottawa



Walkable and accessible! Steps from **Bayview OTrain Station** providing quick access to anywhere in the city.

- Close to Gatineau
- Minutes from HWY 417 and downtown Ottawa
- Easy access to the Parkway
- Close to Bayview Station: LRT and all major bus routes
- Walk to Wellington West, Little Italy and Chinatown
- Coffee and great lunch options on-site

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