



Stunning Classic Space in Landmark Property

- 130 - 1,615.2 rentable sqft available
- Beautifully appointed office space
- Single and shared office space solution, with flexible terms for common meeting rooms.
- Ample onsite parking and free street parking
- Furniture can be made available if desired

Get more information

David A. MacLeod

Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

Giorgio DiNardo

Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

Property information

For Lease
Multi-Level Floor Space in Multi-Tenant Office
5 Blackburn Avenue, Ottawa, ON



Ground Floor Reception Area

Address

5 Blackburn Avenue, Ottawa, ON

Total Site Area

13,246.23 ft

Building Size (approx.)

10,000 sf

Year Built

1905

Net Rent

Contact Listing Agent

Operating Costs (2024)

\$18.44 psf

Heating

Boiler system

AC

HVAC and modern supplemental units

Parking

Ample parking available

Internet

The building is fully wired with cat. 6 internet, with potential for a fiber conversion with minimal interruption

Washrooms

Four, two with showers

Security

Fully armed, with zones allowing for multiple tenancies

Zoning

R4UA [480] - Residential Fourth Density

[Click Here](#) to link to City of Ottawa zoning

**AVISON
YOUNG**

David A. MacLeod

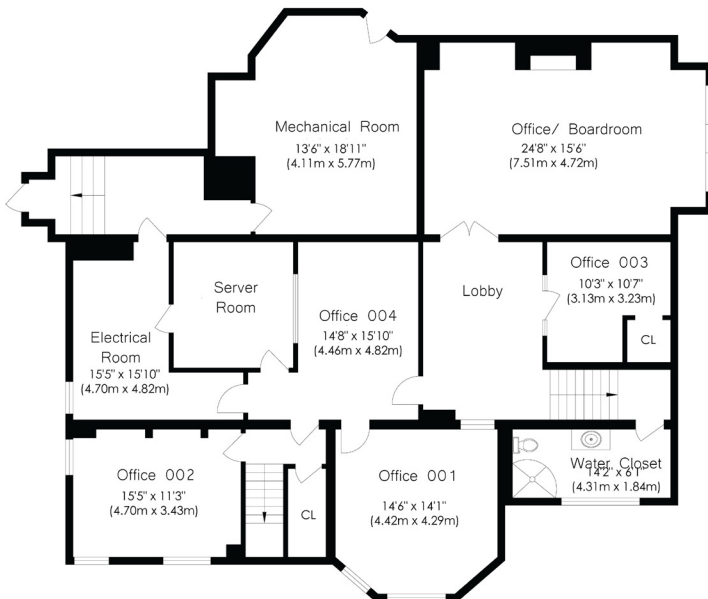
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

Giorgio DiNardo

Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

Lower Level Offices

For Lease
Lower Level Office Space
5 Blackburn Avenue, Ottawa, ON



Modernized space and gorgeous authentic exposed brick walls throughout, offering a mix of large and small offices.

This space includes a washroom with shower, ideal for active staff members, and a kitchen/lunchroom space.

Flexible options for layout size, and term possible.

Rates: Contact listing agent

Operating Costs (2024): \$18.44 psf

TAKE THE TOUR

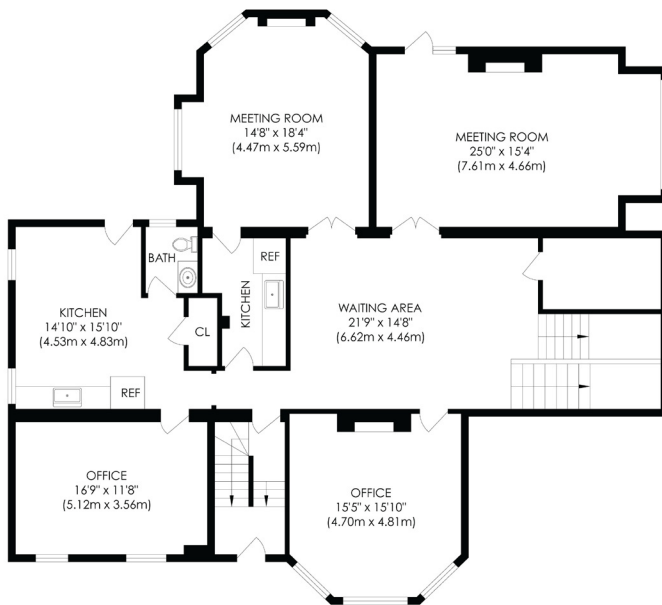
**AVISON
YOUNG**

David A. MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

Ground level offices

For Lease
Ground Level Office Space
5 Blackburn Avenue, Ottawa, ON



Tenants benefit from the opportunity to lease the ground floor boardrooms on a flexible to permanent basis

A beautiful and welcoming environment including spectacular common meeting areas. The largest, and primary boardroom spills onto a beautiful covered porch.

The floor hosts two modernized kitchens; one complements the meeting rooms and the other provides a shared staff lunchroom.

Rates: Contact listing agent

Operating Costs (2024): \$18.44 psf

GROUND FLOOR TOUR

**AVISON
YOUNG**

David A. MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

Third level offices

For Lease
Third Floor Office Space
5 Blackburn Avenue, Ottawa, ON



Modernized space and gorgeous authentic exposed brick walls throughout, offering a mix of large and small offices.

This space includes a washroom with shower, ideal for active staff members, and a kitchen/lunchroom space.

Flexible options for layout size, and term possible.

Rates: Contact listing agent
Operating Costs (2024): \$18.44 psf

THIRD FLOOR TOUR

**AVISON
YOUNG**

David A. MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

Executive Summary

A fully rare and unique opportunity in downtown Ottawa.

5 Blackburn Avenue is situated prominently on the corner of Blackburn Avenue and Laurier Avenue East (with a second municipal address of 384 Laurier Avenue East).

Built in 1904-1905, this Edwardian Classical style house, with a stately carriage-house garage built in a similar architectural style by Ottawa's early lumber industrialists William H.A. Fraser, Ewen McLachlin, and David Gilmour. There are countless architectural features to be admired, and a rich history of residents over time including famous WWII flying ace, Billy (William) Bishop, the Italian embassy, and the Victorian Order of Nurses.

Tastefully and meticulously renovated by its current owners, the property has been thoughtfully updated to respect its heritage roots while offering modern amenities that allow for a spectacular and unique work space. Currently owner-occupied, and multi-tenanted in a highly functional shared work space, this space is highly conducive to today's collaborative work environment.

Centrally located, yet in the prestigious community of Sandy Hill, this property offers quiet enjoyment with the beautiful Strathcona Park and Rideau River to the east, and easy access to Central Ottawa, and City Hall to the west. This property represents the pride of Ottawa's history, the current pride of ownership, and will most certainly become the pride of its new occupants.

Learn more about the heritage and architectural detail of the property here: [History of 5 Blackburn Avenue](#)



**AVISON
YOUNG**

David A. MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

Gallery

For Lease

Multi-Level Floor Space in Multi-Tenant Office
5 Blackburn Avenue, Ottawa, ON



Third Level



Third Level



Third Level



Lower Level



Lower Level



Lower Level

**AVISON
YOUNG**

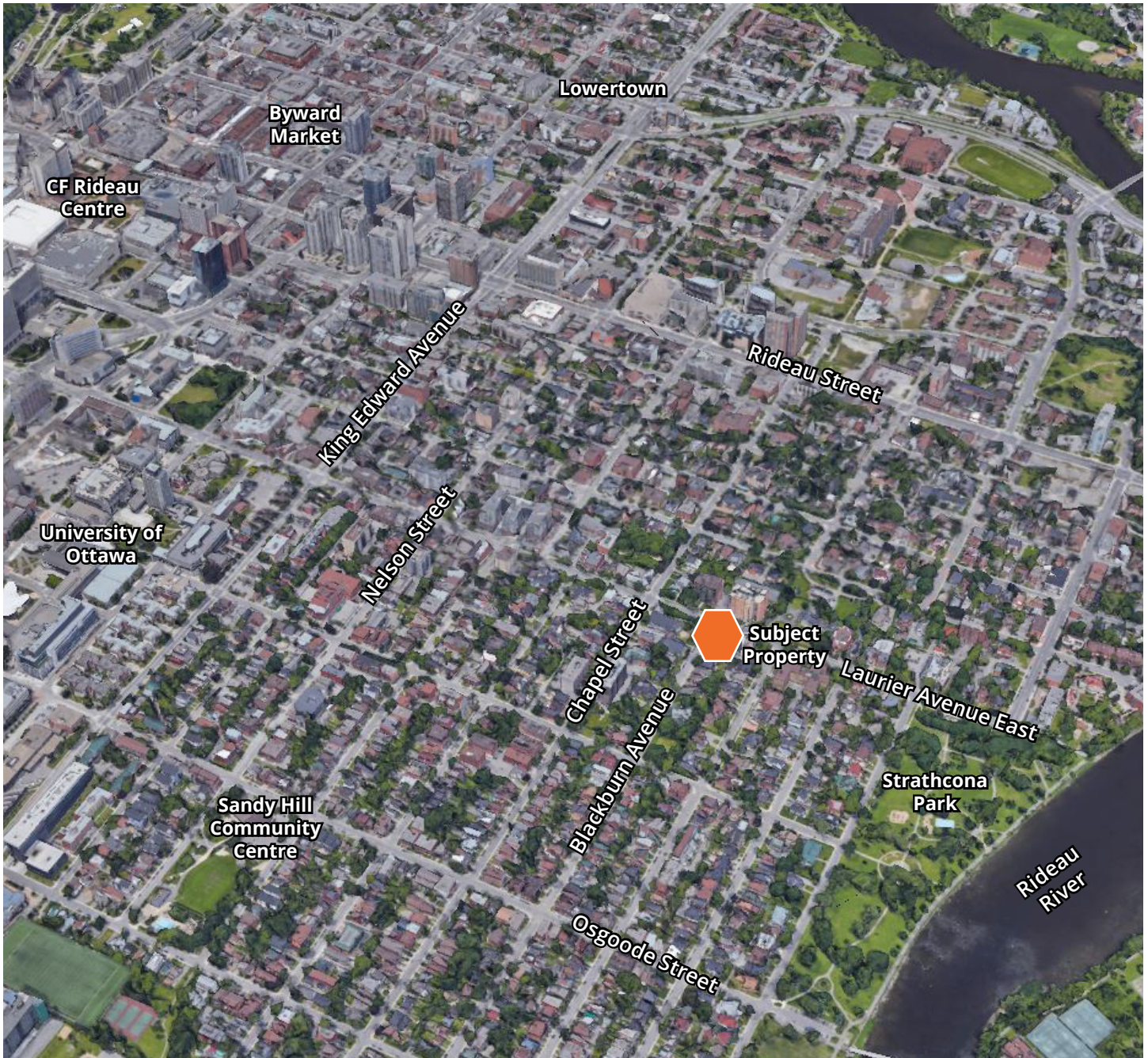
David A. MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

Location map

For Lease

Multi-Level Floor Space in Multi-Tenant Office
5 Blackburn Avenue, Ottawa, ON



Legal Description

LTS 13 & 14, PL 37220 , S/S LAURIER AV ; PT LT 3, PL 37220 , E/S BLACKBURN AV, ALL AS IN CR353016 ; OTTAWA/NEPEAN

PIN

042080033

**AVISON
YOUNG**

David A. MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com