



Medical or Office Building **FOR LEASE**

2505 St. Laurent Blvd.,
Ottawa

Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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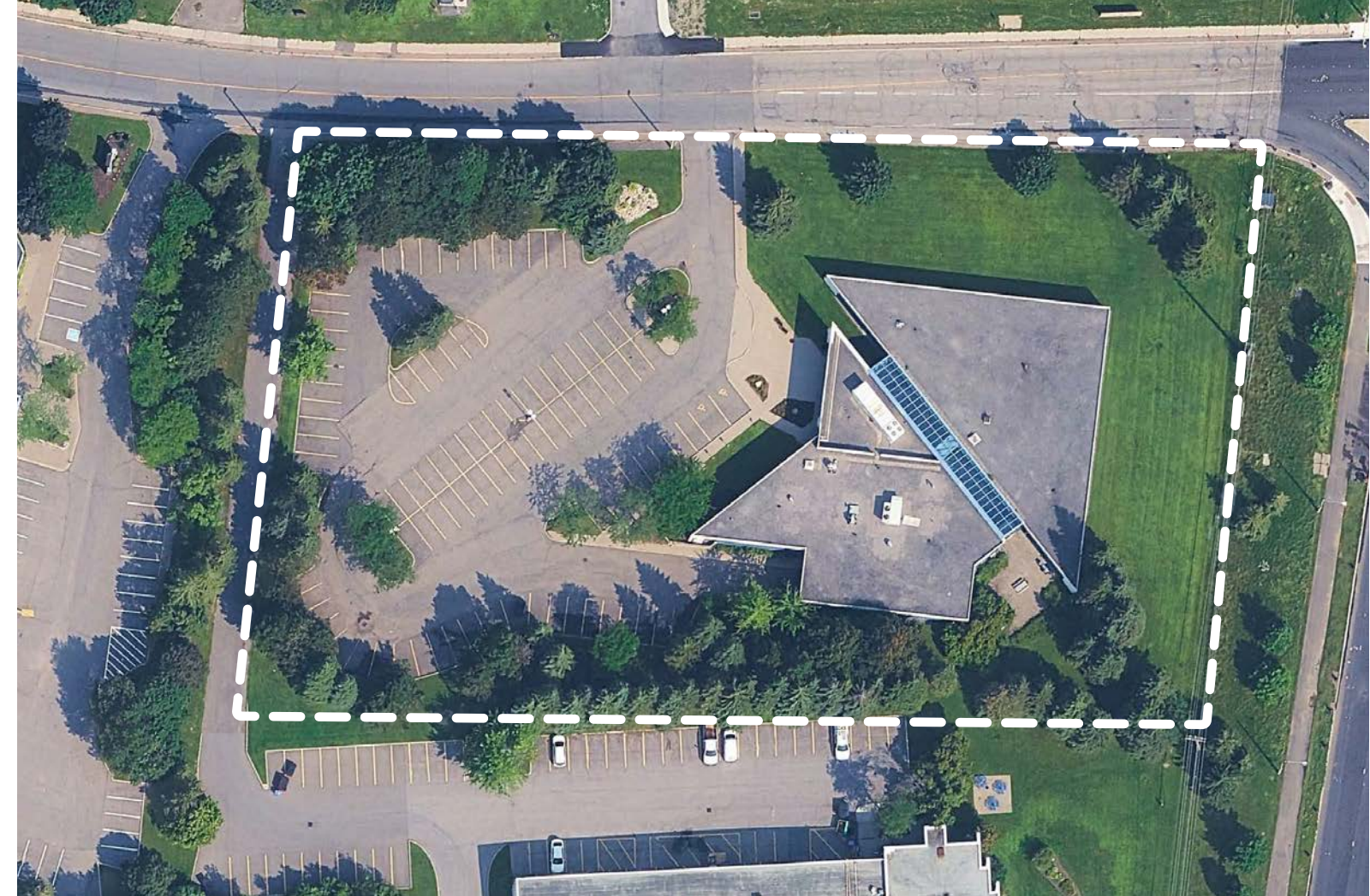
2505 St. Laurent Blvd.

Ottawa

Price
Negotiable

OPC
\$8.28/sf

Available August 1, 2026



Key Features

Power 600 Amps, 347/600 V, 3 Phase

Grade Loading Door with direct access to lower level

Zoning IL – allows medical facility

Central atrium reception and waiting area with skylight

Outdoor patio space

Washrooms with showers

Size 24,878 sf

Ground Level – 11,018 sf

Upper Level – 7,132 sf

Lower Level – 6,728 sf with drive-in loading

Robust commercial HVAC infrastructure suitable for medical conversion

Parking 100 spaces

Highlights

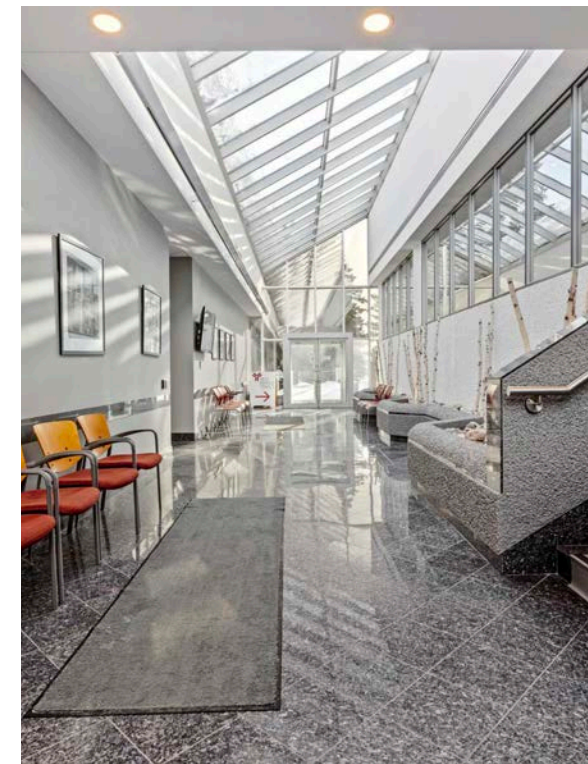
2505 St. Laurent Boulevard is a striking atrium-style medical office building totaling 24,878 square feet, including 18,150 SF above grade and 6,728 SF of lower-level space with direct drive-in loading. Completed in 1990, the property features a split-level design centred around a sun-filled atrium with skylight, where a prominent check-in and waiting area creates an immediate sense of openness and professionalism. High-quality finishes include a granite-clad lobby, full-height perimeter glazing, and 10-foot ceilings throughout. Reinforced concrete construction and 100 on-site parking spaces support a highly functional layout that is currently built out for medical office use.

The interior is thoughtfully configured with numerous private offices and windowed examination rooms, complemented by dedicated prep areas, injection stations, and a central nursing station with patient kitchenette. Multiple meeting rooms, organized workstation zones, and integrated copy and storage areas support both clinical efficiency and administrative workflow. The building is further enhanced by multiple washrooms, shower facilities, and a fully equipped staff kitchen. Supported by ample power capacity and prewiring for communications and security systems, the property delivers robust infrastructure within a refined, turnkey clinical environment ideally suited to medical and professional users.

Location Overview

Positioned along St. Laurent Boulevard with immediate access to HWY 417, the property offers exceptional connectivity across Ottawa. Downtown is minutes away, and Ottawa International Airport is easily reached, making this location ideal for businesses requiring efficient regional travel and client access. High-visibility frontage along a major arterial route further enhances exposure and convenience.

An extensive array of nearby amenities enhances convenience for both staff and clients. South Keys Shopping Centre is minutes away, complemented by the established Walkley and Heron commercial corridor offering grocery, pharmacy, banking, fitness, professional services, and a variety of quick-service dining options. The result is a well-rounded, amenity-rich environment that seamlessly supports daily business operations.



CONTACT

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Jason Shinder, Broker of Record

CEO

Charles Mirsky, Broker

COO – Brokerage Services

Floor Plans

Main Level - 24,878 SF

Striking Atrium Environment

Sun-filled central atrium with skylight, creating a welcoming check-in and waiting experience within a refined, professional setting.

Purpose-Built Medical Layout

Configured for clinical use with multiple private offices and windowed examination rooms, prep areas, injection stations, and a central nursing station with patient kitchenette.

The main entrance is at grade level and the upper level offices are accessible by ramp.

Professional & Administrative Support Space

Includes meeting rooms, organized workstation areas, integrated copy and storage zones, and a fully equipped staff kitchen to support efficient daily operations.

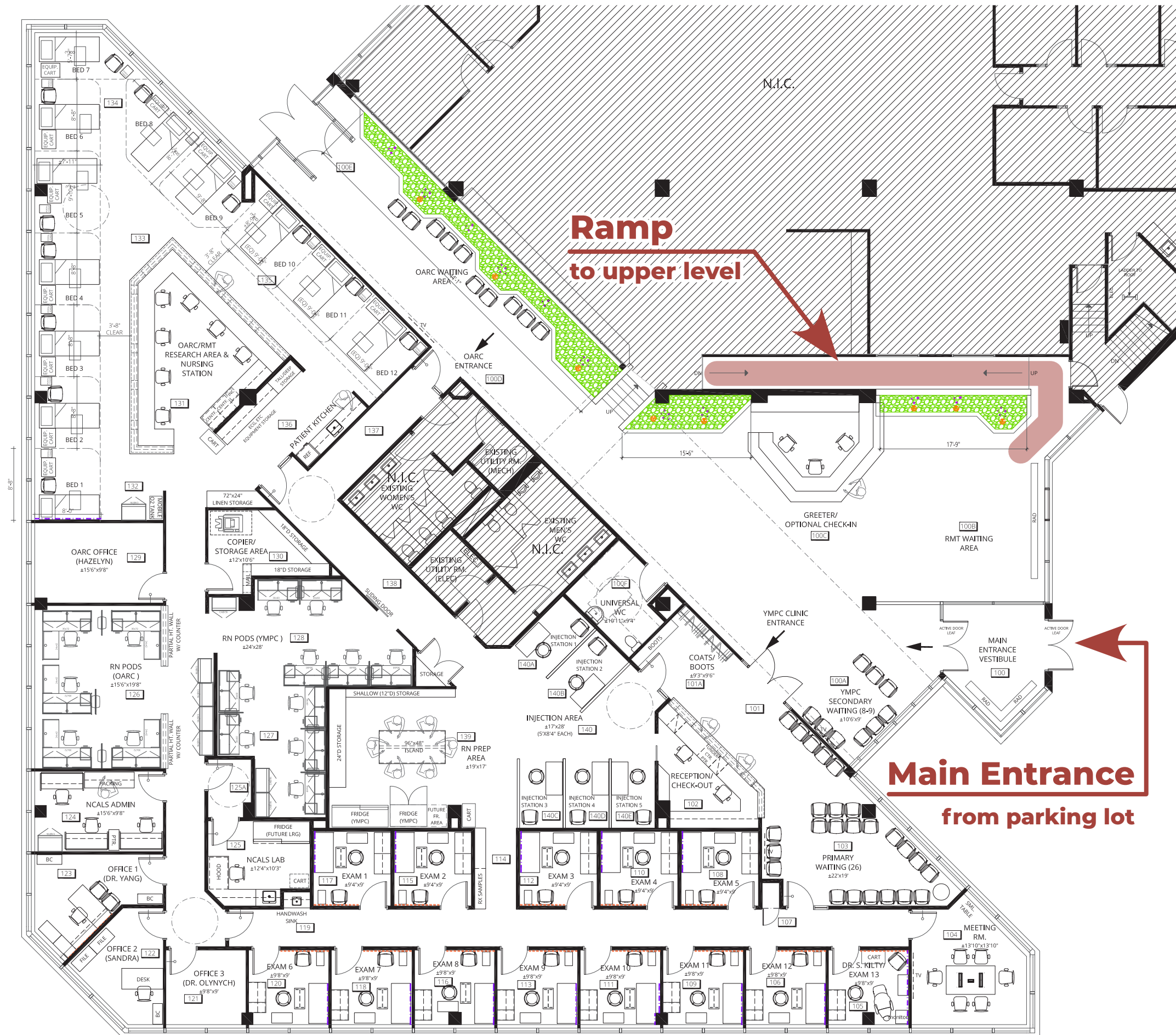
Quality Infrastructure

Ample power capacity, prewiring for communications and security systems, and multiple washrooms with shower facilities, and a grade level loading door ensures seamless functionality.

Mechanical Systems

The building is serviced by a commercial-grade Trane HVAC system, including a rooftop unit, air handling unit, and condensing equipment providing reliable heating and cooling throughout. Multiple exhaust fans support air circulation in key areas, while supplemental electric heaters serve the lobby, entrance, and garage for enhanced winter performance.

The system utilizes replaceable pleated and bag filtration, allowing for ongoing air quality management and adaptability to clinical or professional use requirements.



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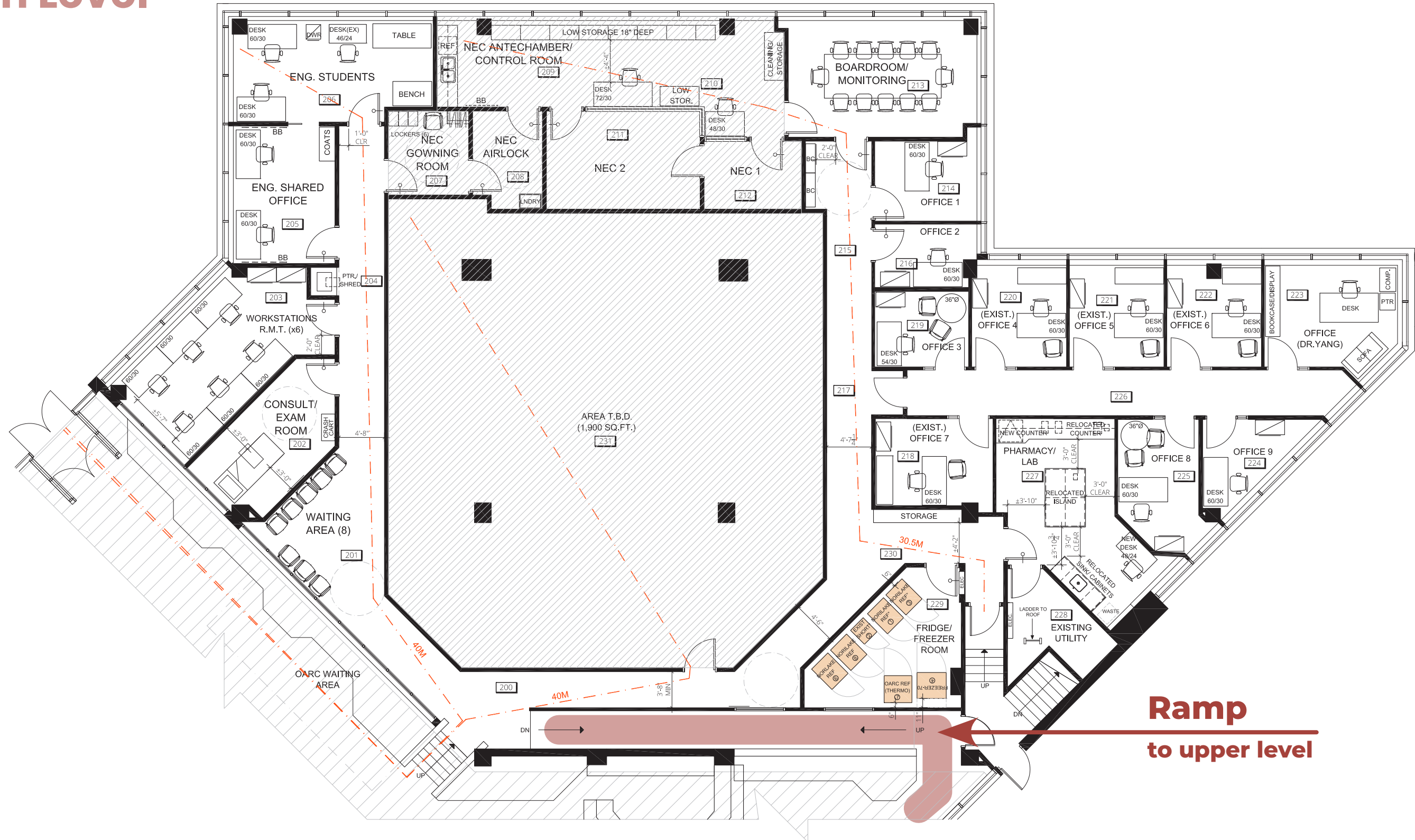
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Floor Plans

Upper South Level

7,132 SF



Ramp
to upper level

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Floor Plans

Lower Level Storage with Drive-in Door

6,728 SF



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AREA MAP

Strategically located along St. Laurent Boulevard with immediate access to Highway 417, the property offers seamless connectivity to downtown, the east end, and Ottawa International Airport. Prominent frontage along a major arterial route ensures strong visibility and convenient access for office and medical users serving a regional client base.

Nearby amenities at South Keys and the Walkley/Heron node provide grocery, pharmacy, banking, fitness, and dining options within minutes delivering everyday convenience for staff, clients, and patients alike.

Your Brand, Front and Centre

Take advantage of opportunities for prime building signage with prominent exposure at the busy intersection of St. Laurent Boulevard and Conroy Road, offering exceptional visibility to thousands of vehicles daily – a powerful way to showcase your brand.

Established and Growing Community

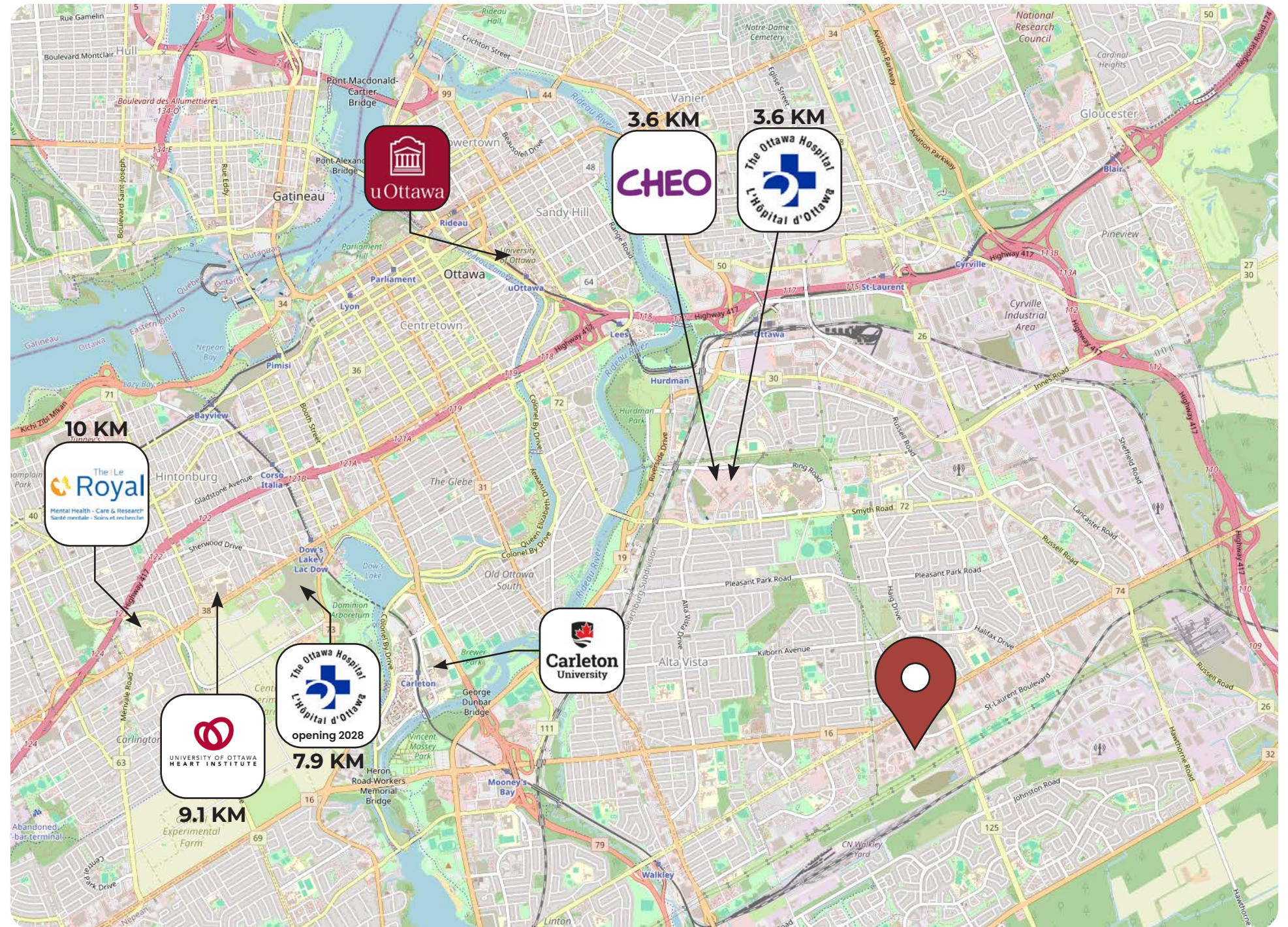
The area features a stable, growing, and predominantly working-age population with a strong professional and educated profile – supporting long-term demand for office and medical services.

Connected for Success

Direct access to Highway 417 and close proximity to downtown and the airport ensure seamless connectivity, while prominent arterial frontage enhances visibility and everyday convenience.

Convenience at Your Doorstep

Surrounded by restaurants, cafes, gyms, shops, and services.



Nearby Hospitals

- The Ottawa General Hospital - 3.6KM
501 Smyth Road
- Children's Hospital of Eastern Ontario - 3.6 KM
401 Smyth Road
- The Ottawa Heart Institute - 9.1 KM
40 Ruskin Street
- The Royal Ottawa Mental Health Centre - 10 KM
1145 Carling Avenue
- The Ottawa Civic Hospital - 7.9 KM
1053 Carling Avenue

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Demographic Data

The property is positioned within a well-established and expanding community anchored by a predominantly working-age, highly educated population. Strong representation in government, professional services, and health care occupations creates sustained demand for quality office and medical space.

Stable household incomes and long-term employment security underpin a reliable client and patient base, making this location particularly attractive for professional practices, clinics, and service-oriented businesses seeking lasting growth and community integration.

Labor Force Participation

62%

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

Household Characteristics

One or two-person households dominate making up 61%, with household growth expected to reach

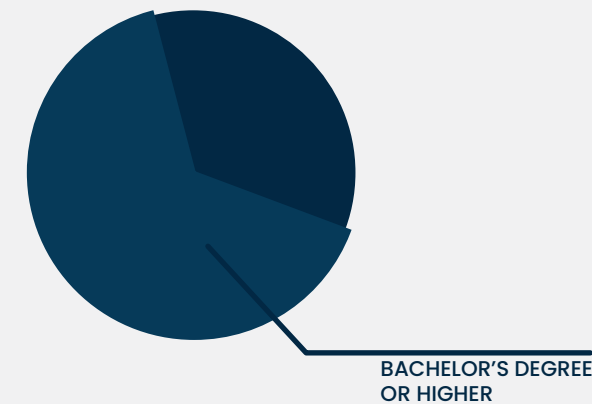
24% BY 2033



Over 27,020 new households are expected by 2033 – sustained demand that supports long term leasing stability and NOI upside.

Educational Attainment

Over 150,000 residents hold a Bachelor's Degree or higher within a 5 km radius.



Income Levels

With 27% earning under \$40,000, the range of average household incomes is:

\$71K TO \$103,700K

Population Growth

The population within a 5 km radius is projected to reach 169,709 by 2033.

20% 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


38





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