



Space Availability

+/- 696 sf to 4,250 sf

Occupancy

Immediately

Asking Net Rent (Year 2024)

\$15.00 psf

Additional Rent (2024 estimates)

\$20.30 psf

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

Get more information

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

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



Platinum member

Property Overview

Office and retail space for lease

381 Kent Street, Ottawa, ON

Address: 381 Kent Street

Available: Immediately

Year Built: 1973

Parking: \$175.00/monthly

Building Size: 41,880 sf

Rentable Area:	LL Unit 1	2,000 sf
	Unit 103* (Retail)	696 sf
	Unit 201	4,250 sf
	Unit 300	854 sf
	Unit 325	1,042 sf
	Unit 400 LEASED	1,556 sf
	Unit 407	917 sf
	Unit 503	2,022 sf

Net Rent: \$15.00 psf



Giorgio DiNardo

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

David MacLeod

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

Gallery

Office and retail space for lease

381 Kent Street, Ottawa, ON



Giorgio DiNardo

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

David MacLeod

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

Map

Office and retail space for lease

381 Kent Street, Ottawa, ON



Giorgio DiNardo

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

David MacLeod

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

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

Giorgio DiNardo

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

David MacLeod

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

avisonyoung.ca



Platinum member