



Flex Space **FOR LEASE**

255 Ste. Anne Avenue,
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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255 Ste. Anne Avenue

Ottawa

Price

\$15.00/sf

OPC

\$6.60/sf



Key Features

Building 10,814 sf	Site Area 12,421 SF 0.285 Acres
Zoning N4B H(11)	Ceiling 12'6" clear
Power 400A / 600V / 3 Phase	In-floor radiant heating
2 Grade level OH doors	New on-demand boiler
1 Private Washroom	Year Built: 1958

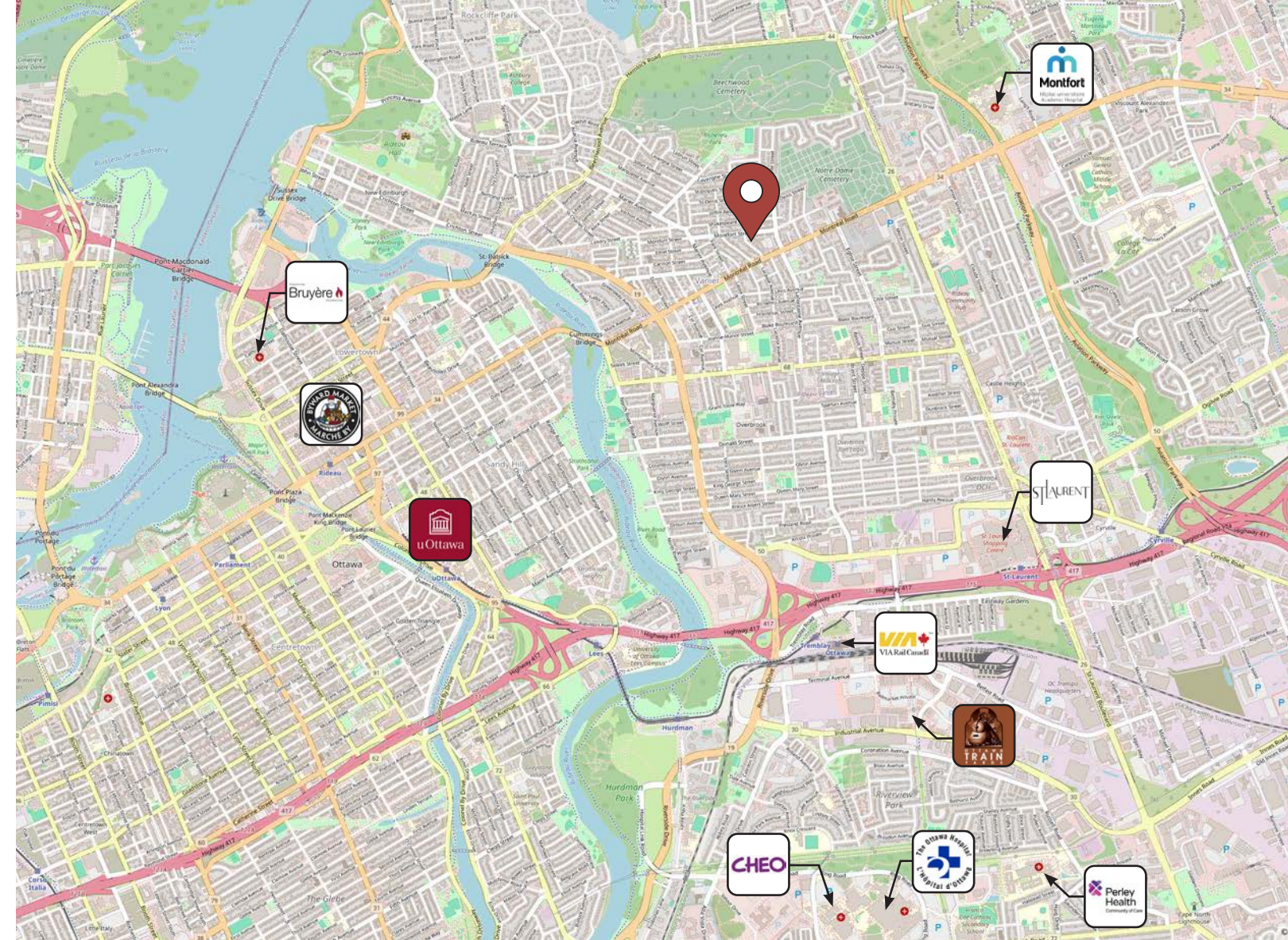
• **Versatile industrial asset** capable of accommodating a broad range of tenant profiles, including trades, logistics, service-commercial, light manufacturing, and fabrication users.



Highlights

255 Ste. Anne Avenue offers a rare opportunity to lease a versatile urban industrial property within Ottawa's core, combining functional warehouse space with exceptional accessibility in one of the city's most supply-constrained markets.

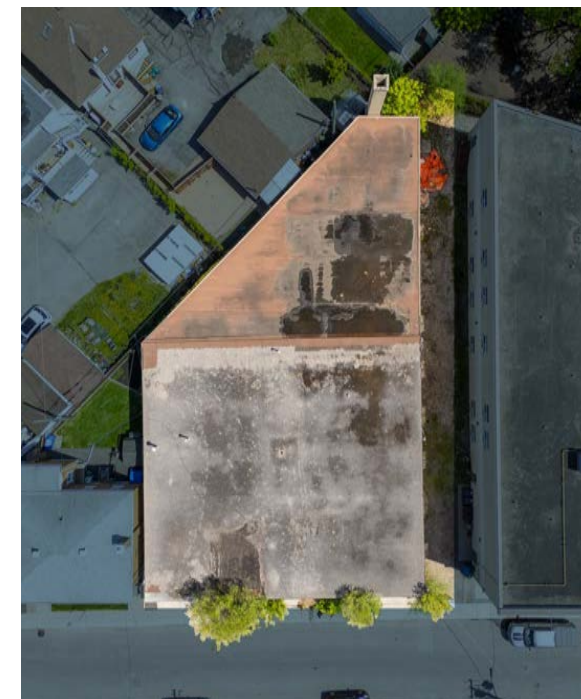
Located in the Vanier neighbourhood, the property comprises 10,814 square feet with 2 grade-level drive-in doors, 12.5-foot clear heights, upgraded 400A/600V/3 phase electrical service, in-floor radiant heating, and a new on-demand boiler. The space is ideally suited for a range of users including contractors, trades, urban logistics operators, fabricators, service-commercial tenants, creative studios, and distribution-focused businesses seeking a central location with efficient access to HWY 417 and downtown Ottawa.



Location Overview

255 Ste. Anne Avenue is strategically located in Ottawa's centrally positioned Vanier neighbourhood, offering exceptional connectivity to downtown Ottawa, Highway 417, and the city's major commercial corridors.

Situated between Montreal Road and Montfort Hospital, the property benefits from immediate access to a wide range of nearby amenities including St. Laurent Shopping Centre, Ottawa Train Yards, Rideau Centre, grocery stores, restaurants, cafés, and essential services. The location provides efficient access for employees, customers, and delivery routes alike, making it highly desirable for a variety of industrial, logistics, service, and commercial users.



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Floor Plan

10,814 SF

Functional Warehouse Configuration

Efficient 10,814 SF layout designed to support warehousing, fabrication, service-commercial operations, and logistics. Open industrial area with flexible space planning opportunities for production, storage, showroom, or operational uses.

Upgraded Building Systems

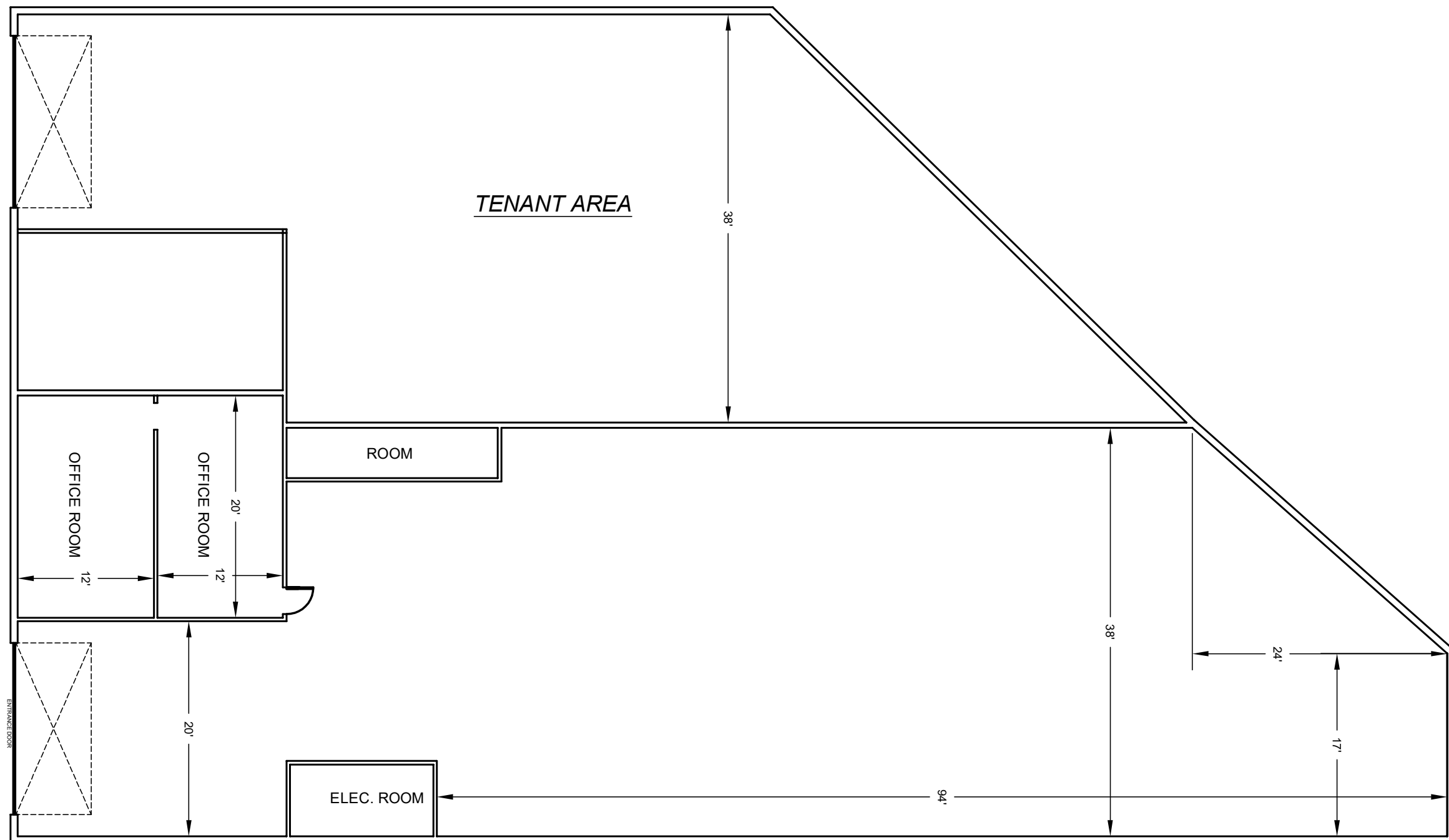
400A / 600V electrical service accommodates power-intensive operations and specialized equipment. In-floor radiant heating provides efficient, comfortable year-round climate control. New on-demand boiler system offers improved operational reliability and energy efficiency.

Dual Grade-Level Loading

Two grade-level drive-in loading doors support streamlined shipping, receiving, and vehicle access. Ideal for contractors, trades, delivery fleets, and light industrial users requiring operational efficiency.

Urban Industrial Flexibility

Suitable for a wide range of permitted industrial and commercial users including urban logistics, creative production, studios, light manufacturing, and distribution. Functional blend of warehouse and office components supports operational and administrative needs under one roof. Rare opportunity for adaptable industrial occupancy within Ottawa's urban core.



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**CEILING HEIGHT
12'6" CLEAR**



**2 GRADE LEVEL
LOADING DOORS**



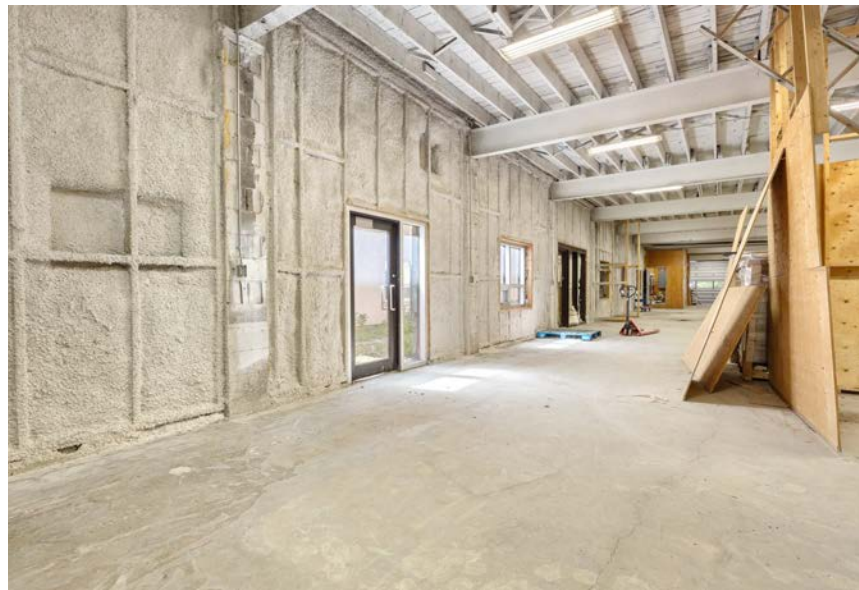
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AREA MAP

Positioned within Ottawa's evolving Vanier district, 255 Ste. Anne Avenue offers a highly accessible urban industrial location with direct connectivity to downtown Ottawa and Highway 417. The property is ideally situated for businesses requiring efficient city-wide access, benefiting from proximity to major arterial routes, established residential communities, and Ottawa's central commercial nodes.

Surrounded by a broad range of amenities and services, the area provides convenient access to retail centres, restaurants, cafés, transit routes, healthcare facilities, and everyday conveniences. Its central location supports streamlined logistics, employee accessibility, and strong operational efficiency for industrial, service-commercial, and distribution-oriented users.

Exceptional Central Connectivity

Quick access to Highway 417, downtown Ottawa, and key east-west transportation corridors.

Vibrant Business Community

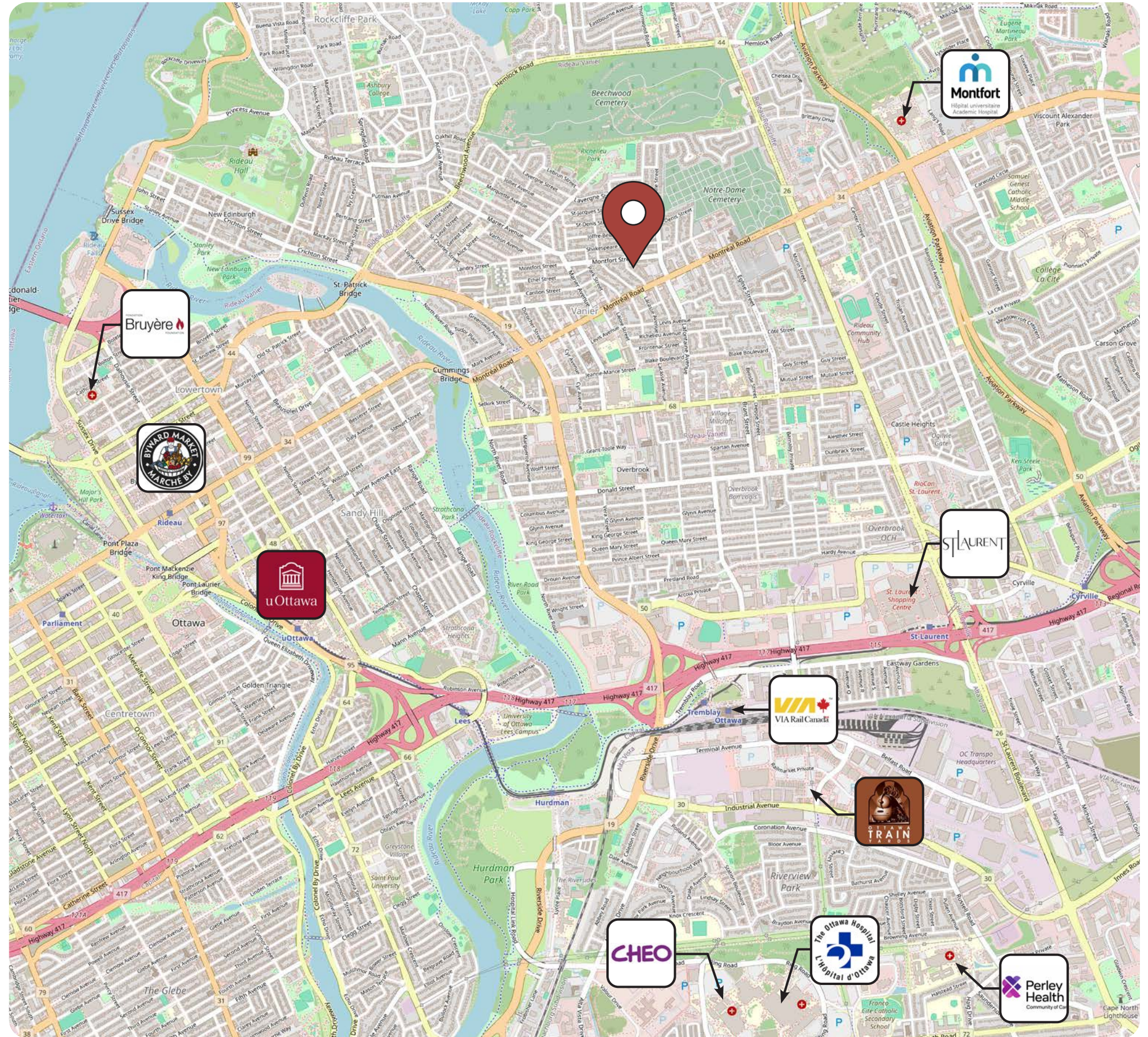
Surrounded by retail, dining, shopping centres, healthcare services, and daily conveniences.

Strategic Vanier Positioning

Centrally located to efficiently service clients, projects, and deliveries throughout Ottawa.

Ideal for Urban Industrial Users

Well-suited for logistics, contractors, service-commercial operators, fabricators, and distribution businesses.



Demographic Data

The surrounding 5 km area offers a diverse and well-established urban demographic profile characterized by a strong working-age population, a highly educated resident base, and steady long-term growth. The area supports a broad mix of professional, technical, service, and trade-oriented occupations, creating a deep and versatile labour pool for industrial and service-commercial businesses.

The neighbourhood also benefits from a dense residential population and a centrally located consumer base, supporting businesses that rely on accessibility, staffing availability, and city-wide service reach. Continued population and household growth further reinforce the area's long-term economic stability and operational appeal for a wide range of users.

Labor Force Participation

64%

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

Household Characteristics

One or two-person households dominate making up 77%, with household growth expected to reach

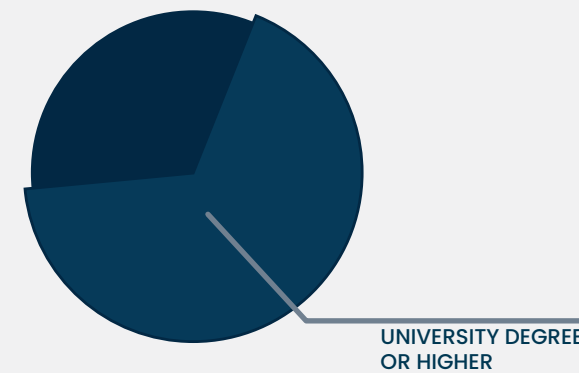
23% BY 2033



Over 24,800 new households are expected by 2033 – sustained demand that supports long term leasing stability.

Educational Attainment

Over 67% residents hold a University Degree or higher within a 5 km radius.



Income Levels

With 33% earning under \$40,000, the range of average household incomes is:

\$59K TO \$90,769K

Population Growth

The population within a 5 km radius is projected to reach 252,263 by 2033.

19.4%

GROWTH BY 2033

Age Distribution

The neighbourhood is overwhelmingly working age, with over 81% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

MEDIAN AGE IS

44





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