



3755 Riverside Dr  
Ottawa



LEASING AVAILABILITIES

# CONVENIENTLY CONNECTED

3755 Riverside Drive is in Ottawa South, near Rideau Heights Business Park and the Riverside corridor. This mature employment area boasts a growing tenant base, expanding commercial amenities, and excellent access to Highways 416, 417, and 401. Just 15 minutes from downtown and 5 minutes from Ottawa International Airport, the property is surrounded by abundant food, shopping, hotel, and fitness options.

Move-In Ready Workspace

Fast Access To Highways

Abundant Green Space

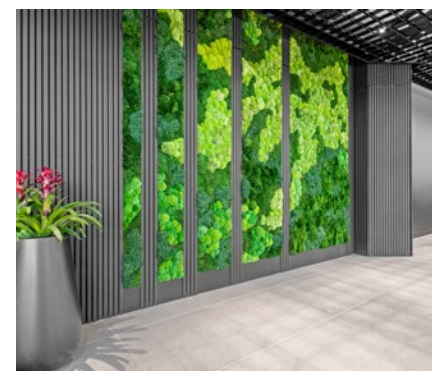
WorkFit by Crown On-Site

Podium Signage Available

Direct Transit Access



Light-filled and newly renovated lobby





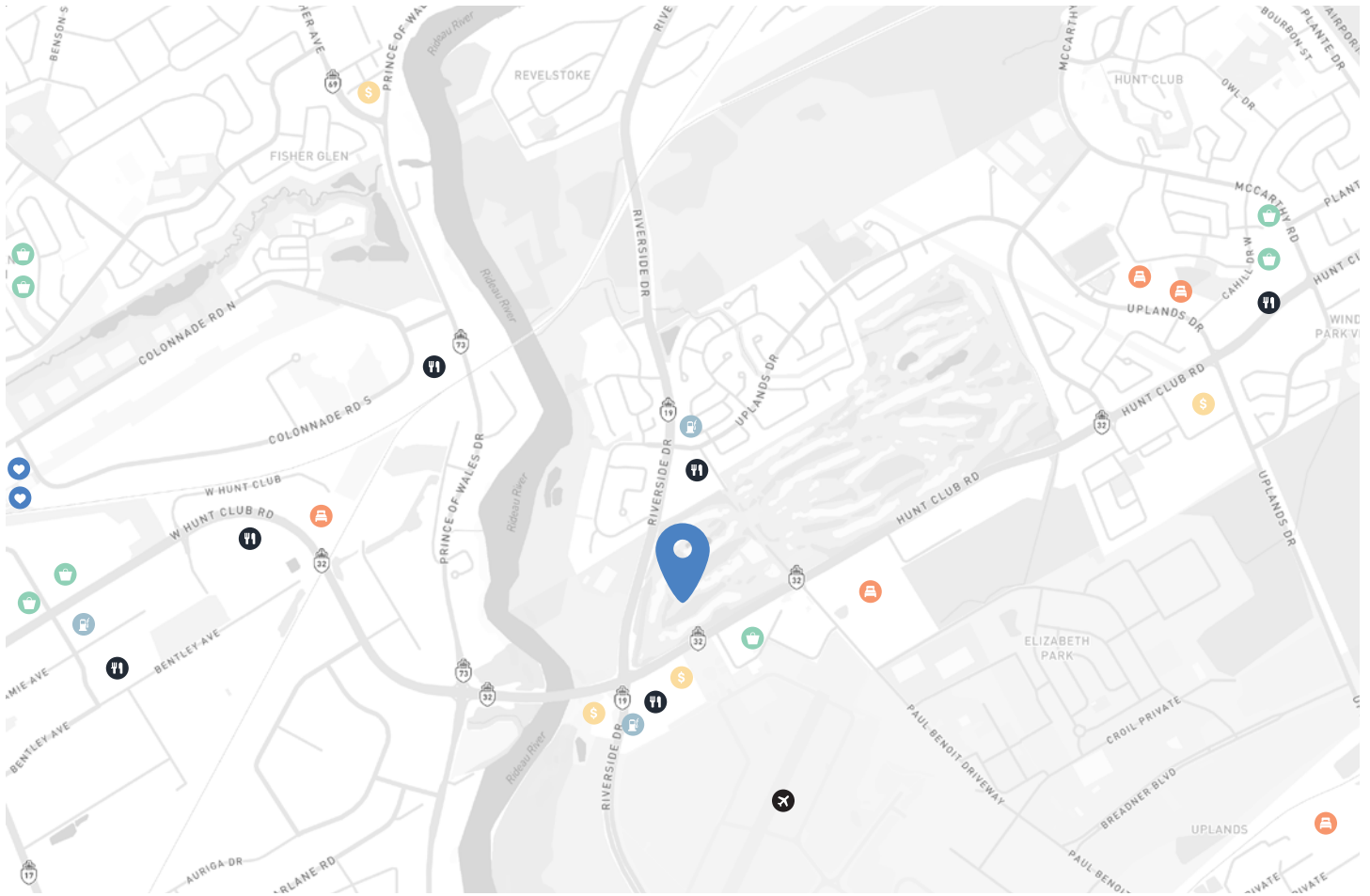
 workfit  
BY CROWN



 Collaborate  
BY CROWN

3755 Riverside Drive offers premium tenant amenities that support productivity and well-being. WorkFit by Crown provides a fully equipped on-site fitness centre, while Collaborate by Crown offers a modern, bookable conference centre designed for meetings, presentations, and team collaboration—giving tenants access to everything they need, right in the building.

## AREA & AMENITIES



- |  |   |   |  |   |  |   |
|--|---|---|--|---|--|---|
| <p><b>Dining</b></p> <ul style="list-style-type: none"> <li>Moxies</li> <li>Vittoria Trattoria</li> <li>Lonestar Texas Grill</li> <li>Hard Stones Grill</li> <li>Sansotei Ramen</li> <li>Chop Steakhouse</li> <li>Five Guys</li> </ul> | <p><b>Retail</b></p> <ul style="list-style-type: none"> <li>Best Buy</li> <li>Costco</li> <li>LCBO</li> <li>T&amp;T Supermarket</li> <li>Walmart</li> <li>Loblaws</li> <li>Sportchek</li> </ul> | <p><b>Wellness</b></p> <ul style="list-style-type: none"> <li>Movati</li> <li>Planet Fitness</li> </ul> | <p><b>Hotels</b></p> <ul style="list-style-type: none"> <li>Signature Suites</li> <li>Days Inn</li> <li>Hilton Garden Inn</li> <li>Holiday Inn</li> <li>Hampton Inn</li> </ul> | <p><b>Banks</b></p> <ul style="list-style-type: none"> <li>RBC</li> <li>TD</li> <li>PC Financial</li> <li>CIBC</li> </ul> | <p><b>Gas</b></p> <ul style="list-style-type: none"> <li>ESSO</li> <li>Petro Canada</li> <li>Costco Gas</li> </ul> | <p><b>Bus</b></p> <ul style="list-style-type: none"> <li>LRT</li> <li>Ottawa Int'l Airport</li> </ul> |
|--|---|---|--|---|--|---|

## AWARDS & CERTIFICATIONS



This certification measures how effectively a building promotes health and wellness, supporting tenant wellbeing and strengthening employee performance, retention, and recruitment. It emphasizes user experience and overall environmental quality to create a healthier, more comfortable workplace.

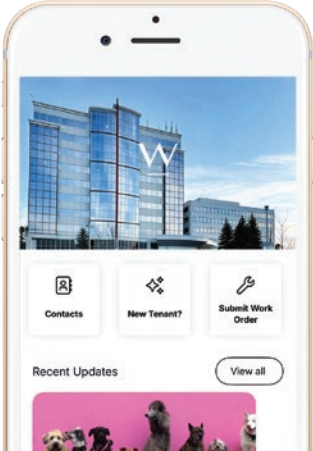


This certification recognizes sustainable, efficient buildings that reduce energy and water use, improve air quality, and support overall wellness. It reflects our commitment to a cleaner, healthier, and more resilient workspace through strong custodial practices and effective waste-reduction efforts.



**TAKE CONTROL OF YOUR WORKDAY.**

The **Connect by Crown** mobile app gives tenants on-demand access to amenities, communication with property management, and the office community.



For more information about the property or to arrange a tour, please contact:

**Vicky Dinelle\*\***  
Director, Leasing  
613.783.0900  
vdinelle@crp-cpmi.com

