



### Space Availability

+/- 2,033 sf to 5,029 sf

### Occupancy

All units: Immediately  
Unit 200: April 1st 2026

### Lease Term

60-120 months

### Asking Net Rent (Year 2025)

\$18.00 psf (office)  
\$32.00 psf (retail unit 18)

### Space Highlights

- Bright, professional, office space
- Located at the Merivale Professional Centre
- Building has conference room, fitness room and onsite showers
- Ample onsite parking available
- Signage opportunities
- Many amenities onsite and within close proximity to Merivale Road
- Minutes from Highway 417 and accessible to public transit

### Get more information

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Platinum member

# Property Overview

## Office and retail space for lease

1580 Merivale Road, Ottawa, ON

Address: 1580 Merivale Road

Year Built: 1976

Building Size: 42,179 sf

~~Unit 17~~ ~~divisible :2,550 sf~~  
~~(Retail)~~ ~~1,800 sf (17A)~~

**Leased**

Unit 18  
(Retail) 2,400 sf

Unit 200  
(former dental clinic) 2,700 sf

Rentable Area: Unit 208 2,033 sf

~~Unit 210~~ ~~667 sf~~

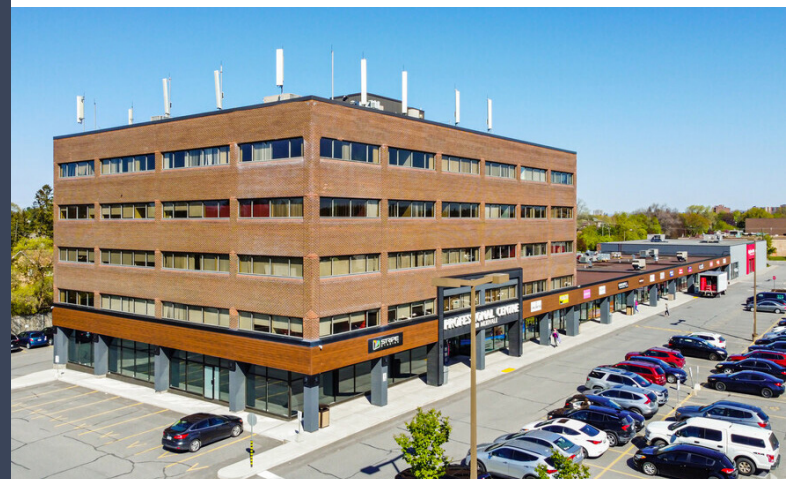
**Leased**

Unit 306  
(former dental clinic) 2,648 sf

Unit 504  
Can be subdivided 5,029 sf

Net Rent: \$18.00 psf (office)  
\$32.00 psf (retail unit 18)

Additional Rent  
(2025): \$21.00 psf (office)  
\$13.50 psf utilities and cleaning  
extra (Retail unit 18)



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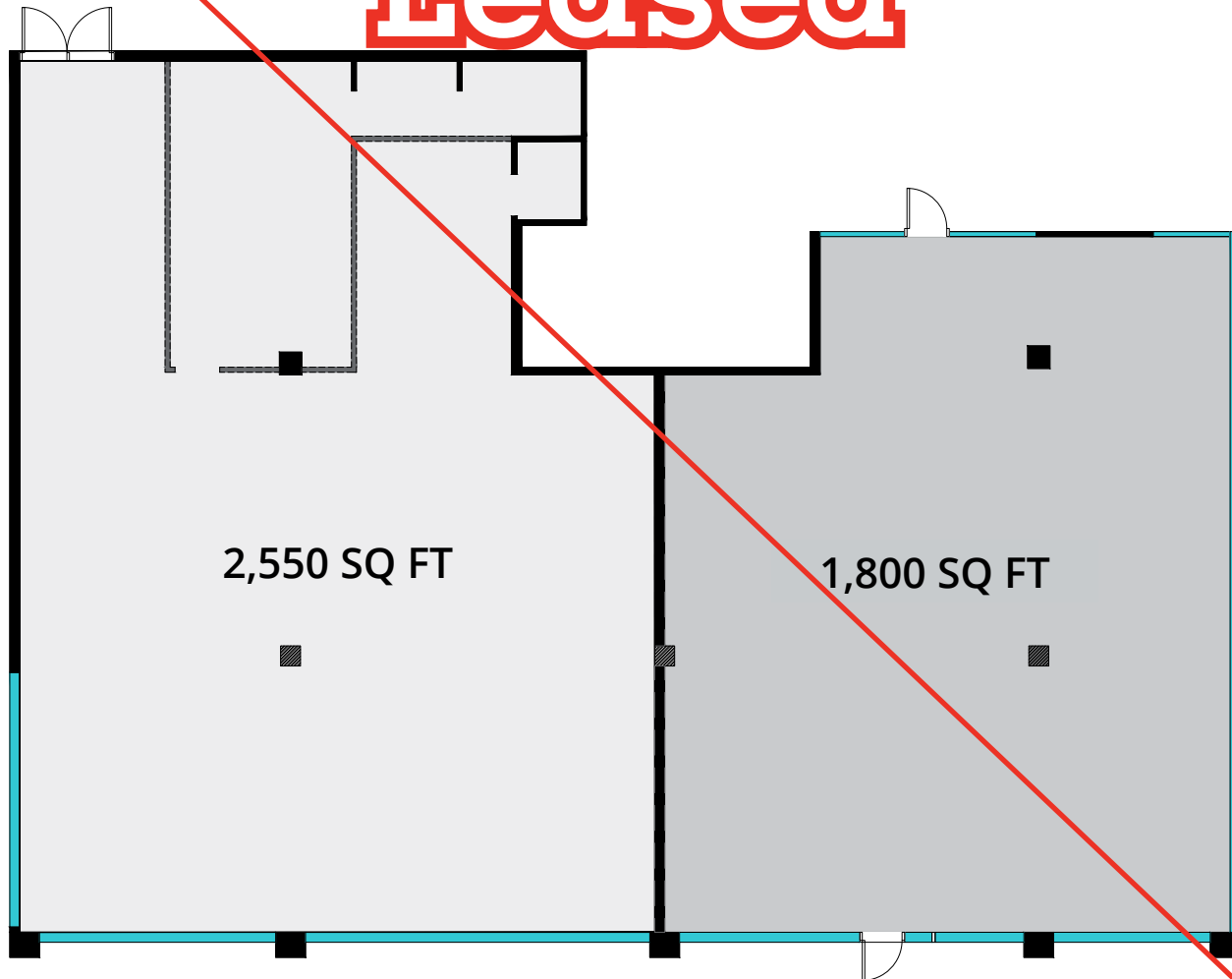
# Floorplan

## Office and retail space for lease

1580 Merivale Road, Ottawa, ON

Unit 17 - Divisible 1,800 - 2,550 sf

**Leased**



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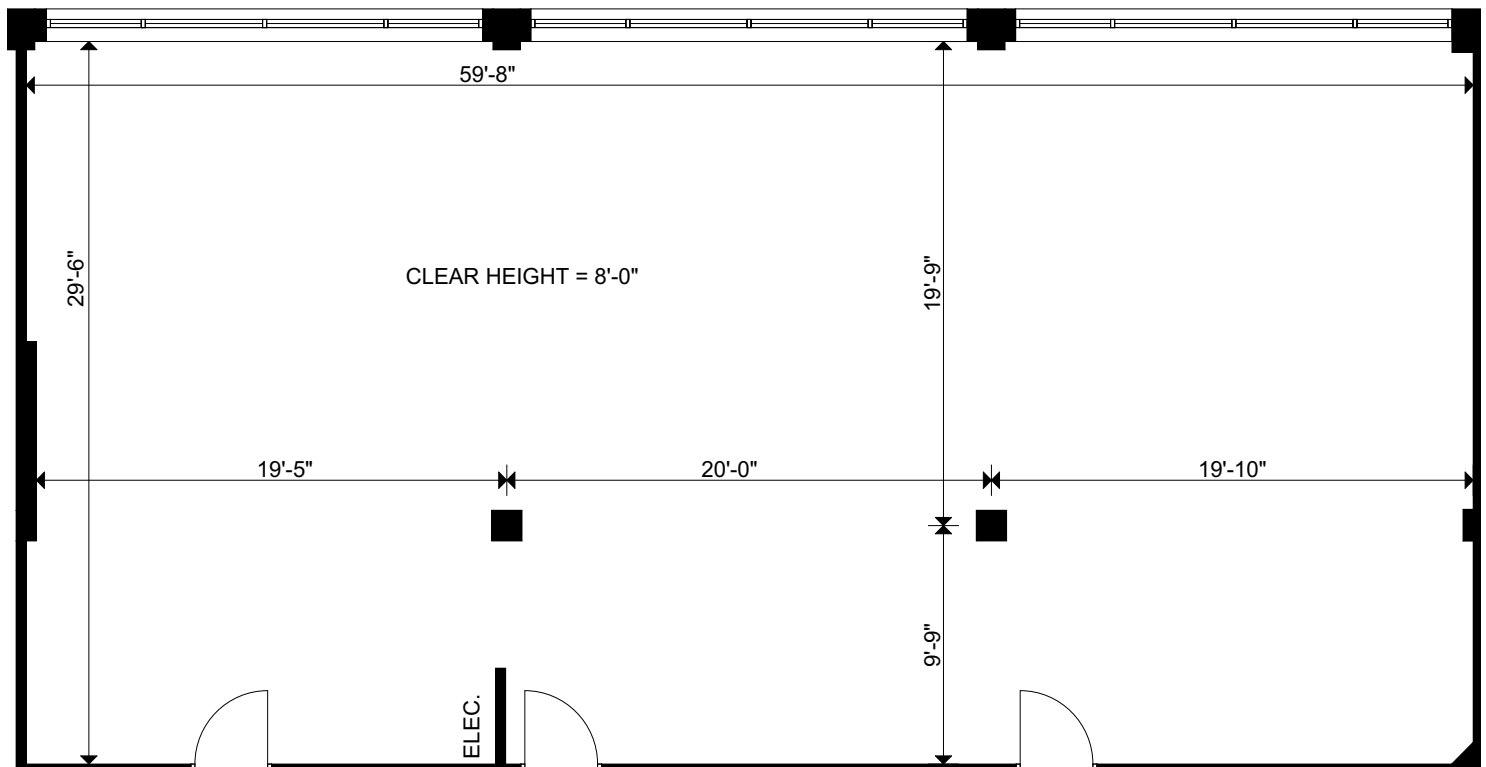
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# Floorplan

## Office and retail space for lease

1580 Merivale Road, Ottawa, ON

**Unit 208 = 2,033 sf**



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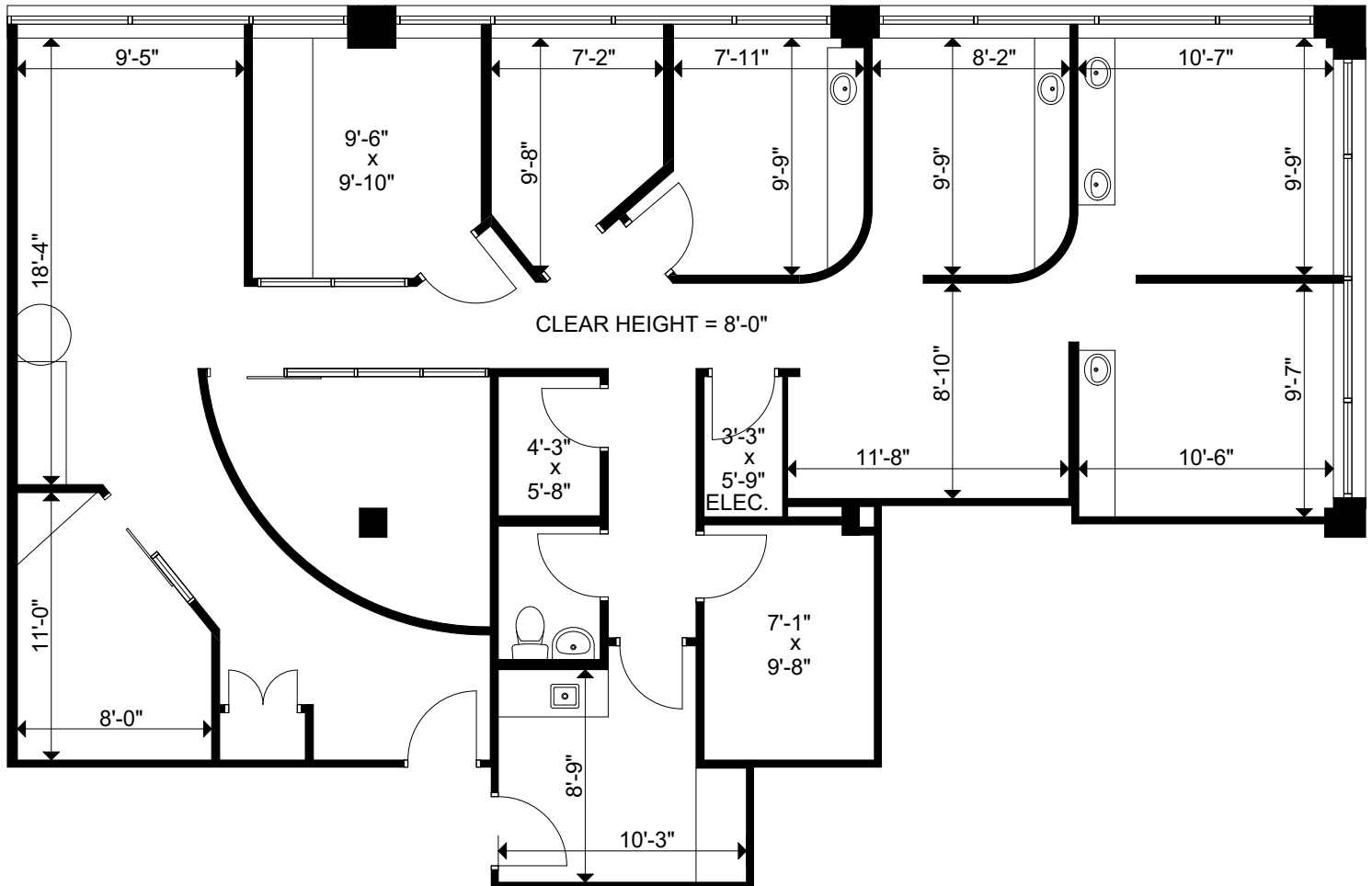


# Floorplan

## Office and retail space for lease

1580 Merivale Road, Ottawa, ON

Unit 306 = 2,648 sf



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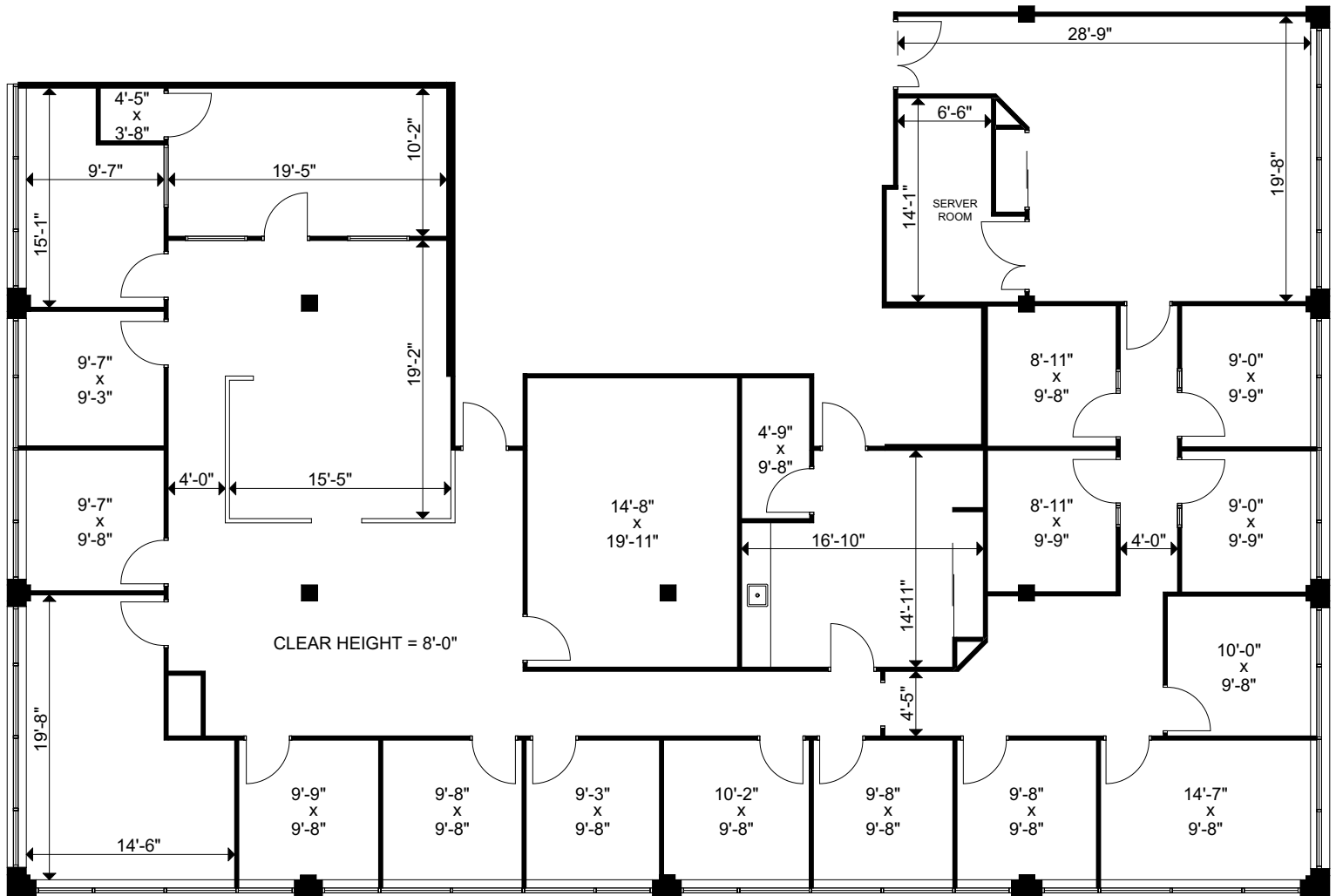
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# Floorplan

## Office and retail space for lease

1580 Merivale Road, Ottawa, ON

**Unit 504 = 5,029 sf**



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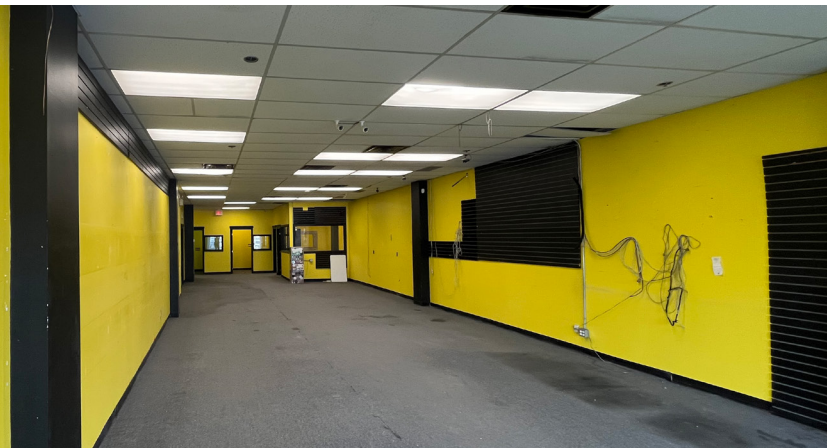
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# Gallery

## Retail Unit 18

# Office and retail space for lease

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# Gallery

Unit 200

# Office and retail space for lease

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# Gallery

Unit 306

# Office and retail space for lease

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Unit 504

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# Map

## Office and retail space for lease

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# Location Overview

## Office and retail space for lease

1580 Merivale Road, Ottawa, ON



Demographics  
5km Radius



Total  
Population

**183,706**



Average  
Household Size

**2.3**



Average  
Age

**42.9**



Average Household  
Income

**\$121,048.94**



Annual Household  
Expenditure

**\$10,317,934**

### Travel Distances

Highway 417 2.4 km | 5 mins

Downtown, Ottawa 10 km | 13 mins

Nepean, Ottawa 3 km | 8 mins

Kanata, Ottawa 16 km | 14 mins

Ottawa International Airport 12 km | 15 mins



**Bike Score**

**78**



**Walk Score**

**81**



**Transit Score**

**52**

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