



Office Space **FOR LEASE**

177 Nepean Street
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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177 Nepean Street

Ottawa

Price
\$16.00/sf
OPC
\$14.00/sf



Availability

Unit	Size	Combine Units	Occupancy
Suite 200	5,494 sf	Up to 21,953 sf contiguous	Immediate
Suite 300	5,566 sf		Immediate
Suite 400	5,466 sf		Immediate
Suite 500	5,427 sf		Immediate

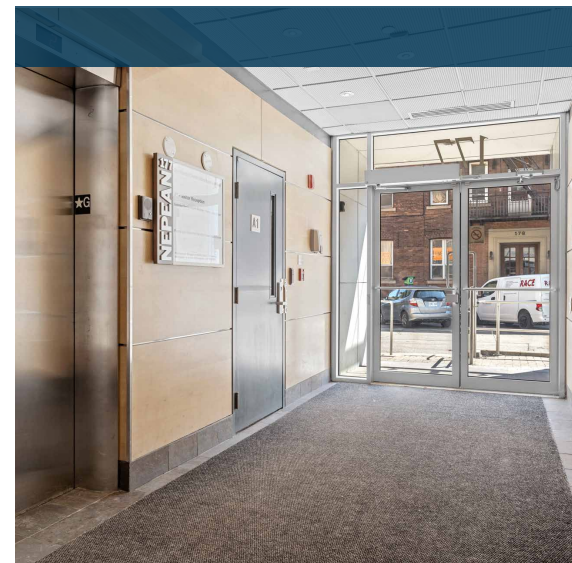


Highlights

Prime office space is available for lease at the corner of Bank and Nepean Street in Centretown, offering an ideal setting for large businesses seeking visibility and prestige. The property provides an excellent opportunity for corporate branding along one of downtown Ottawa’s busiest streets.

The suites are filled with natural light, feature elevator access, and are designed to create a professional, accessible, and efficient work environment.

The second floor is a turnkey space currently fit for a marketing or call centre with a large breakroom.

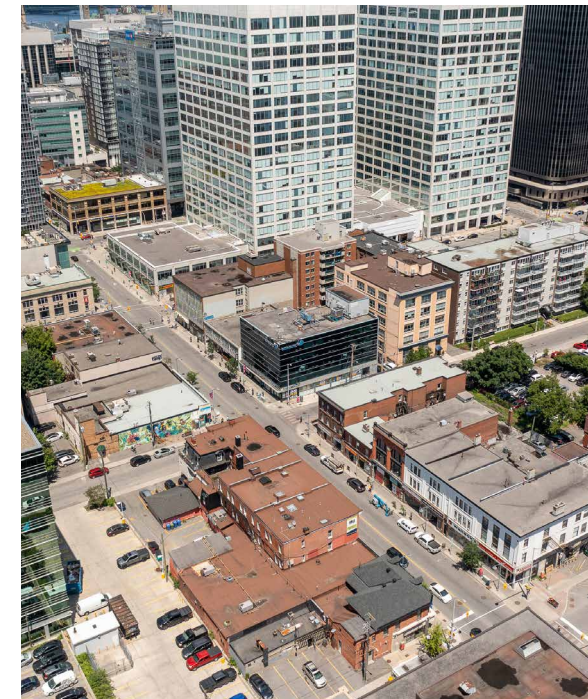


Location Overview

Located in a highly walkable and bike-friendly area, the property is steps from the LRT and major bus routes, ensuring seamless connectivity for employees and clients alike.

The surrounding neighborhood offers a wealth of amenities, including restaurants, coffee shops, grocery stores, and financial institutions, all within easy reach.

With quick access to Highway 417 and major routes around the canal, this location combines convenience, accessibility, and the vibrancy of Ottawa’s downtown core.



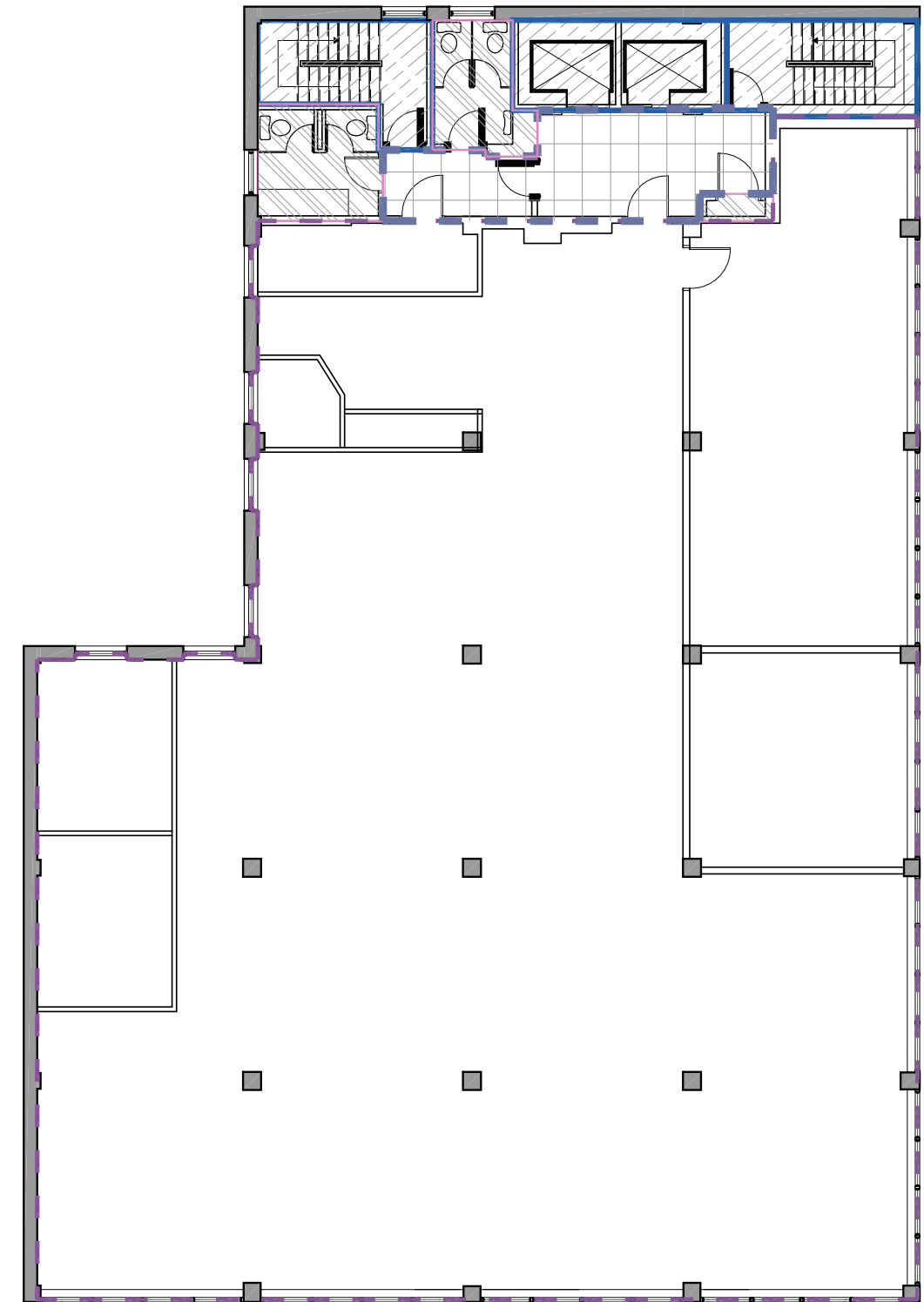
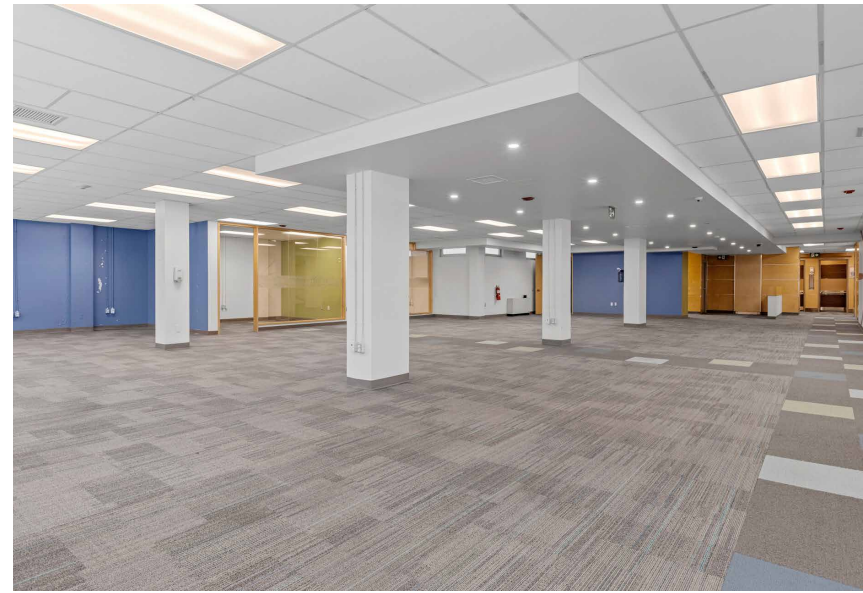
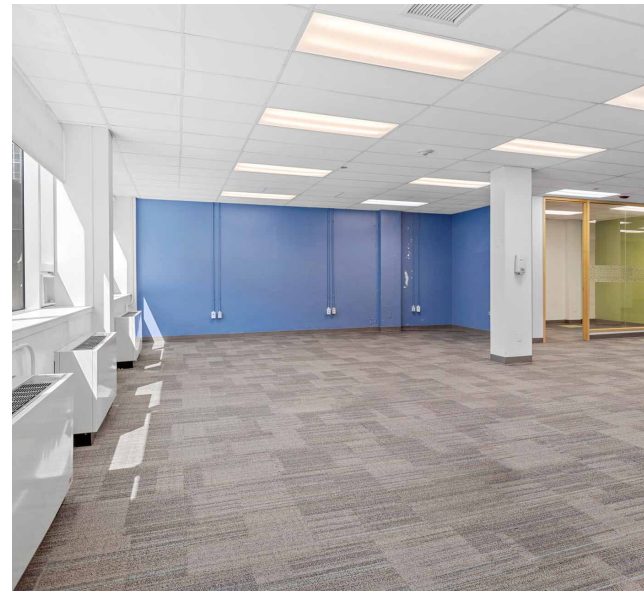
CONTACT

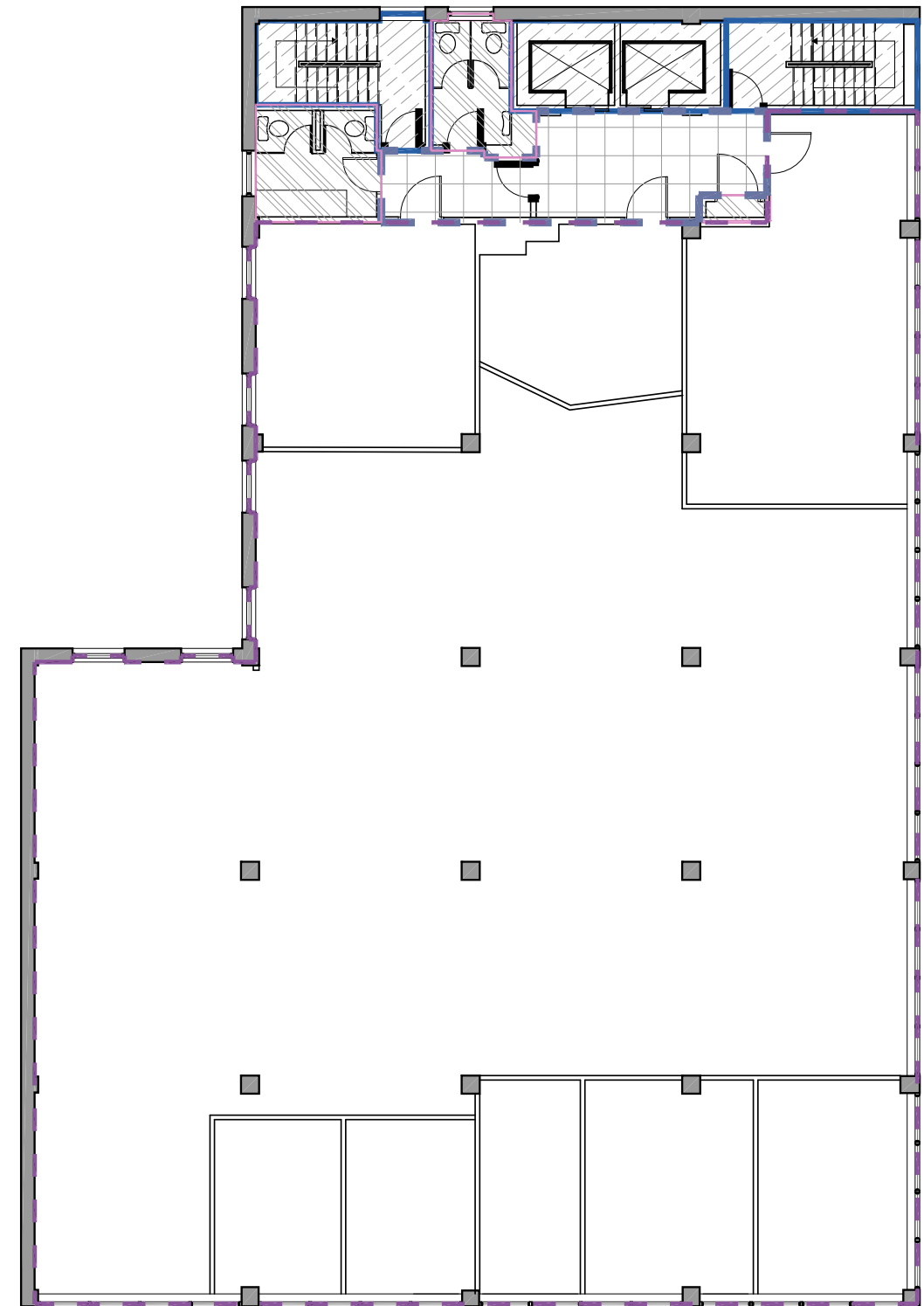
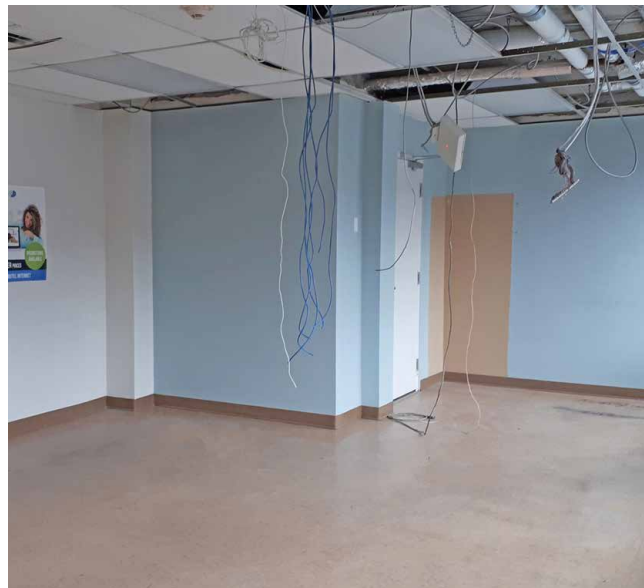
613-759-8383
leasing@districtrealty.com

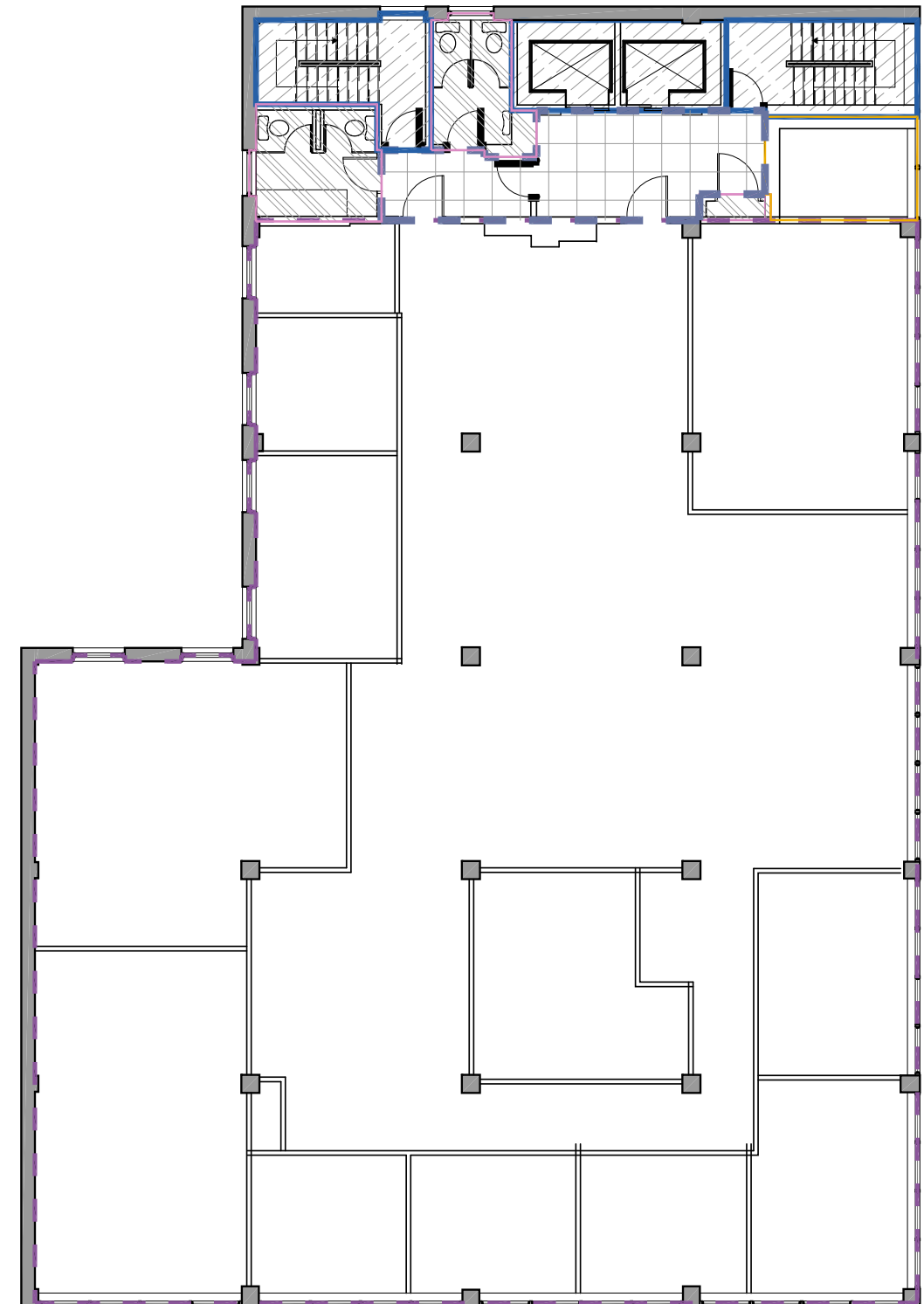
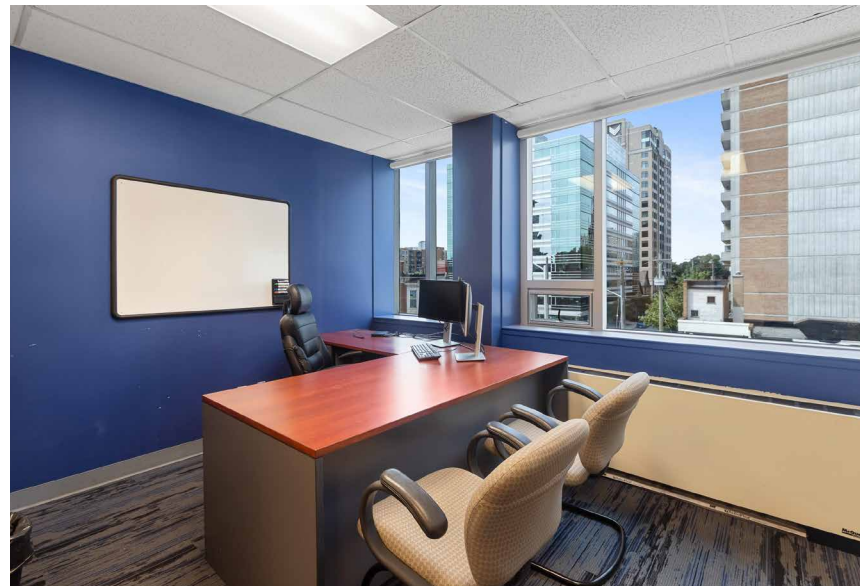
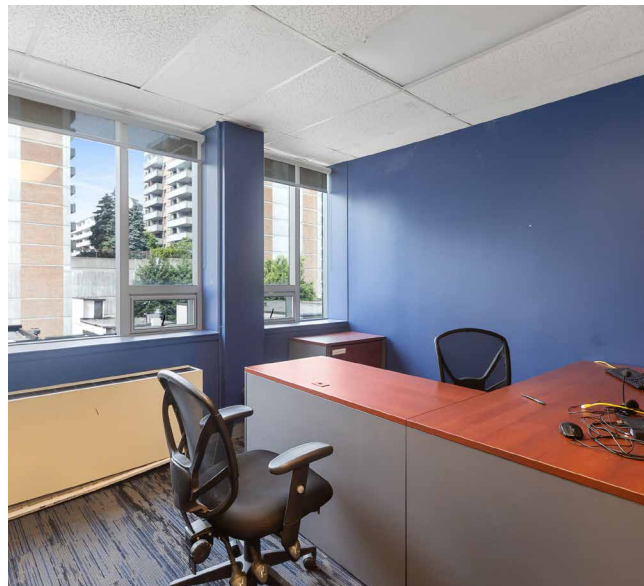
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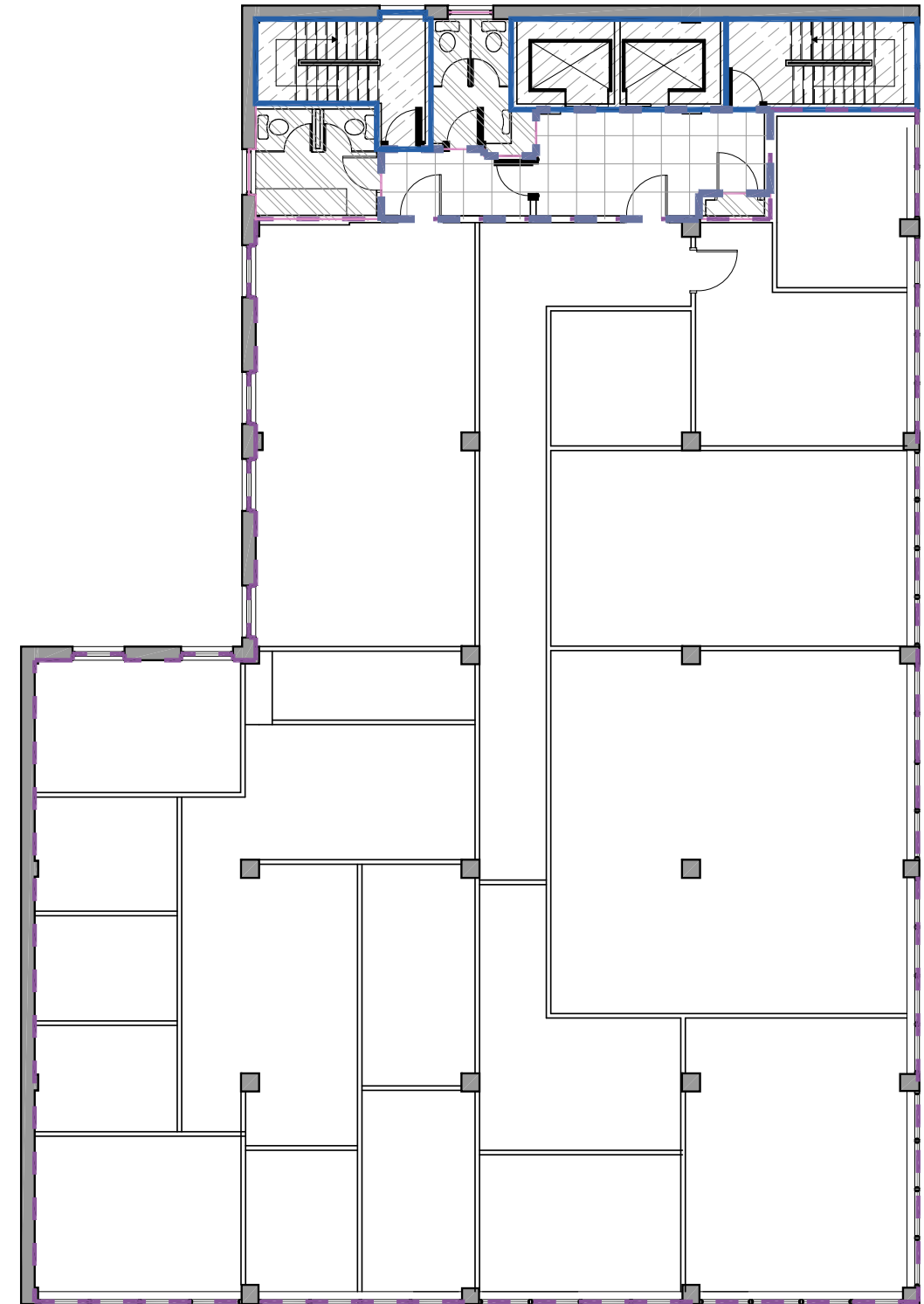
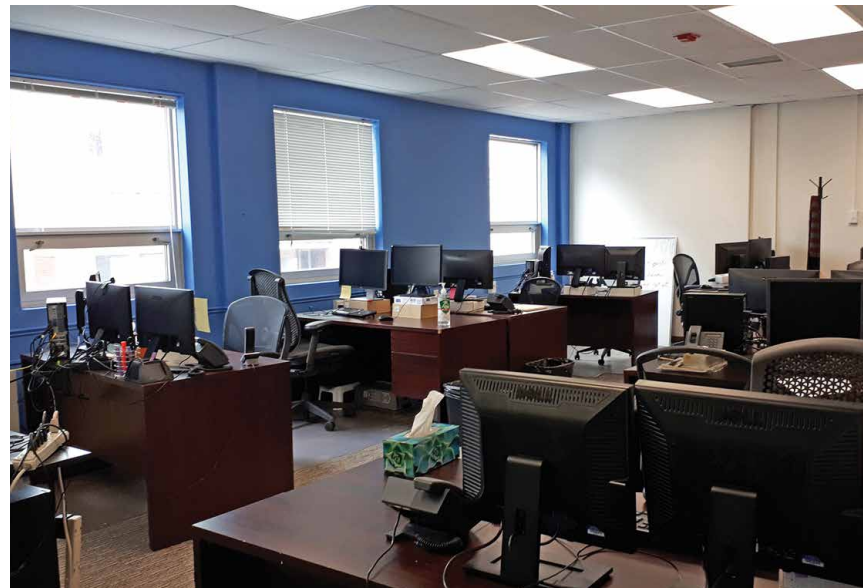
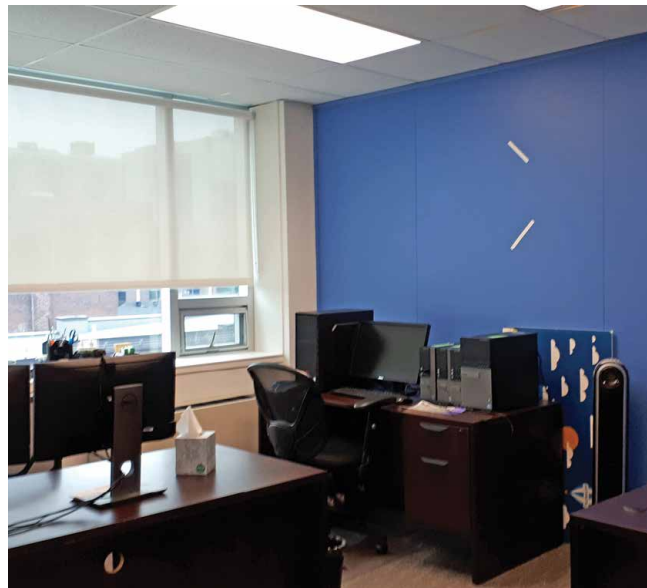
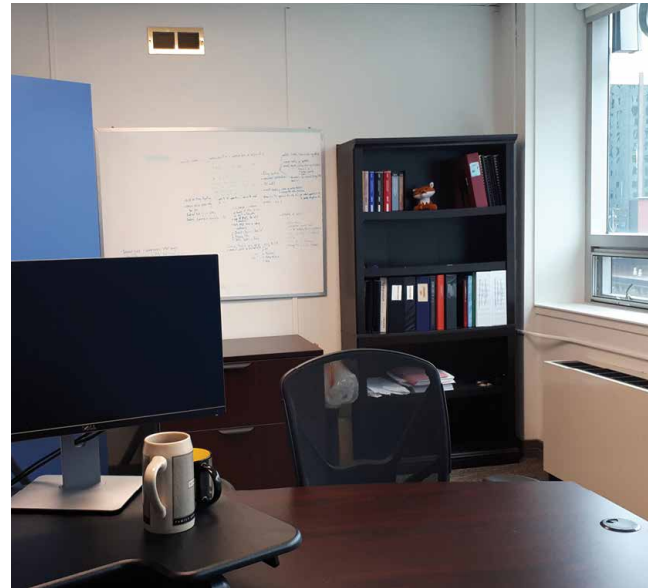
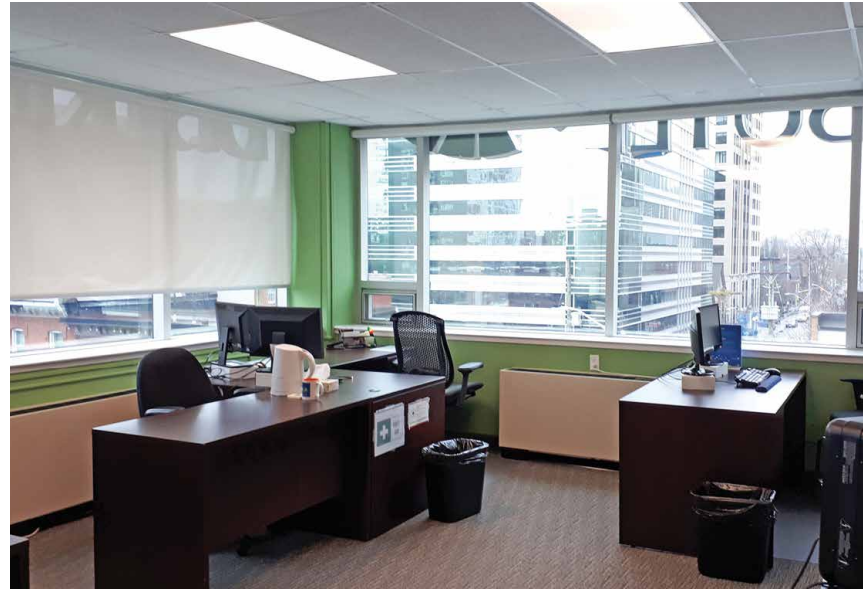
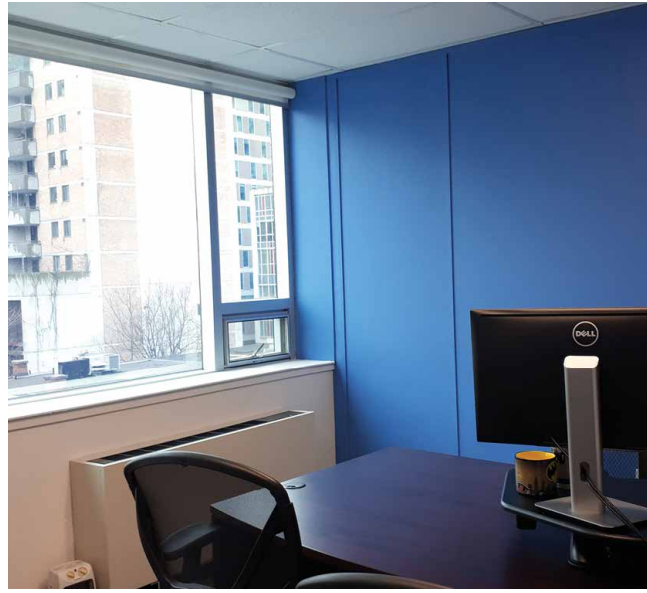
Jason Shinder, Broker of Record
CEO

Charles Mirsky, Broker
COO - Brokerage Services









Demographic Data

Positioned in the heart of Centretown, 177 Nepean Street is surrounded by a dense, highly educated professional population. The area draws established career-focused residents across government, business, finance, and the knowledge sectors, creating a strong foundation for office-based operations.

For tenants, this translates into immediate access to talent, walkable amenities, transit connectivity, and the daily momentum of Ottawa's urban core – an address that supports recruitment, collaboration, and long-term growth.

Labor Force Participation

69%

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

Household Characteristics

One or two-person households dominate making up 83%, with household growth expected to reach

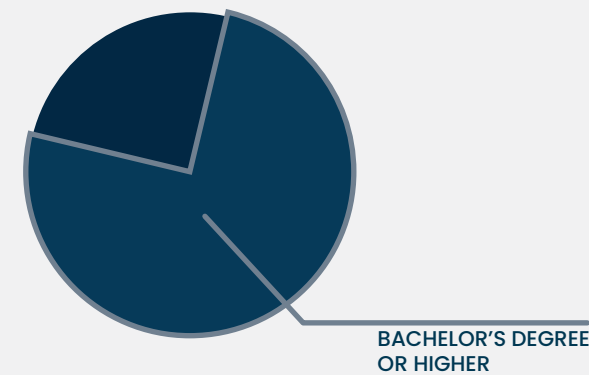
23% BY 2033



Over 16,650 new households are expected by 2033 – sustained demand that supports long term leasing stability.

Educational Attainment

Over 72% residents hold a Bachelor's Degree or higher within a 3 km radius.



Income Levels

With 35% earning under \$40,000, the range of average household incomes is:

\$59K TO \$91,364K

Population Growth

The population within a 3 km radius is projected to reach 287,737 by 2033.

18.96%

GROWTH
BY 2033

Age Distribution

Centretown is anchored by a distinctly professional-age population, with over 86% of the population under 65. This is an active workforce in its prime earning and career-building years. An ideal setting for office users who depend on talent density, transit access, and walkable urban amenities.

MEDIAN AGE IS

37





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