

Office Space **FOR LEASE**

885 Meadowlands Drive
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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885 Meadowlands Dr.
Ottawa

Price
\$14.00 – 15.00/sf
Op. Costs
\$17.46 – 18.31/sf



Key Features

- Zoning** GM
- Short drive to HWY 417 & bus stop on-site
 - Accessible building with an **elevator**
 - Ample **parking** for tenants and visitors
 - Full second floor available
 - Walkable, bike friendly, and an established community hub
 - Convenient on-site amenities and many more in the immediate area

Turn-Key Office Space and Build-to-Suit Opportunities Available

Rideauview Plaza is prominently located at the intersection of Meadowlands Drive and Prince of Wales Drive, offering a well-established mix of elevator serviced offices and street level retail/office space. Anchored by Passport Canada, Bank of Montreal, Farmer’s Pick Grocery, Tim Hortons, and a pharmacy, the plaza benefits from consistent daily traffic and a strong presence within the surrounding community. The site offers excellent accessibility, with ample on-site parking, convenient access to HWY 417, and public transit service via Route 111.

Upper-level office space features bright, modern suites with large windows and updated lighting, including the opportunity to lease a full floor suited to larger organizations or institutional users. Ground-level units provide opportunities for a range of uses, including professional services, medical, educational, and community-oriented tenants. Surrounded by established residential neighbourhoods and close to Mooney’s Bay, Hog’s Back Falls, and major post-secondary institutions, the location offers both convenience and a highly accessible working environment.



Availability

SUITE	SIZE	COMBINE UNITS	OCCUPANCY	PRICE	OP. COSTS
105	6,346 SF	12,641 SF contiguous	Immediate	\$ 15.00/SF	\$18.31/SF
14	6,296 SF		Immediate	\$ 15.00/SF	\$18.31/SF
200	12,949 SF	5,585 SF contiguous	Immediate	\$14.00/SF	\$17.46/SF
302	1,737 SF		Immediate	\$14.00/SF	\$17.46/SF
400A	1,435 SF		Immediate	\$14.00/SF	\$17.46/SF
<i>Turn-Key Medical Office</i>			Immediate	\$14.00/SF	\$17.46/SF
402	4,150 SF				
501	5,284 SF	Immediate	\$14.00/SF	\$17.46/SF	



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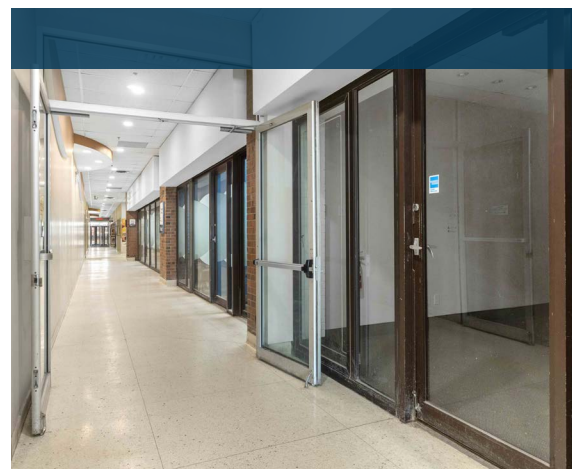
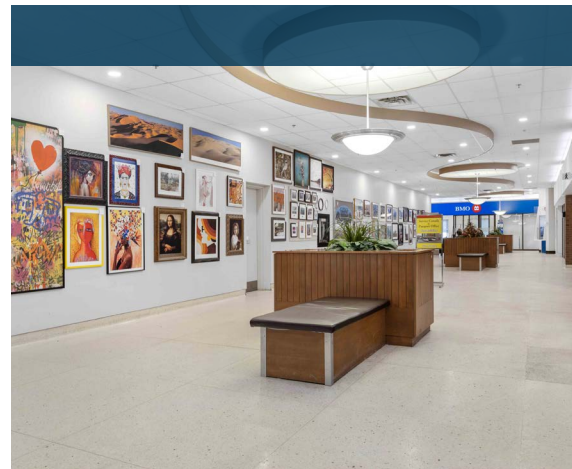
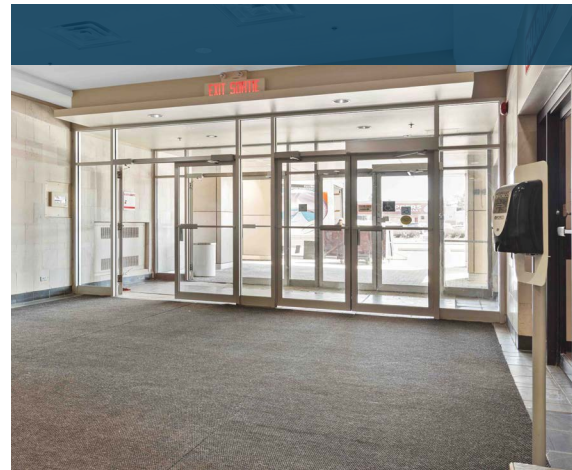
Highlights

Prominently located at the corner of Meadowlands Drive and Prince of Wales Drive, Rideauview Plaza offers a dynamic mix of professional office suites and ground-level retail space. The plaza is anchored by well-known tenants such as Passport Canada, the Bank of Montreal, Farmer's Pick Grocery, and Tim Hortons, alongside a pharmacy and a diverse selection of restaurants. This strong tenant mix generates steady daily traffic and positions the site as a well-established hub for business, services, and community engagement.

The upper-level offices provide bright, spacious work environments with modern lighting upgrades and newly glazed windows, creating a comfortable and professional setting. The full second floor is available, offering flexibility for large organizations, government agencies, and businesses connected to nearby institutions such as Carleton University and Algonquin College. With abundant on-site parking, close proximity to Highway 417, and nearby bus stops for Route 111, the location is easily accessible for employees, clients, and visitors.

At the street level, retail and office units cater to a range of uses, from medical and educational services to community resource hubs, libraries, and recreational or athletic facilities. Units 14 and 105 can be combined for larger requirements, offering adaptable layouts to suit a variety of operational needs.

The surrounding area blends urban convenience with natural beauty. Just a short walk from Hog's Back Falls and Mooney's Bay, the plaza offers access to scenic green spaces alongside everyday amenities. The neighbourhood is walkable and bike-friendly, with excellent transit connections, making it an attractive choice for both businesses and their customers.



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AREA MAP

Surrounded by Leading Healthcare Institutions

- the Ottawa Civic Hospital
- the new Ottawa Civic Hospital Campus, opening 2028/29
- The Royal Ottawa Hospital
- Carleton University
- Algonquin College
- the University of Ottawa

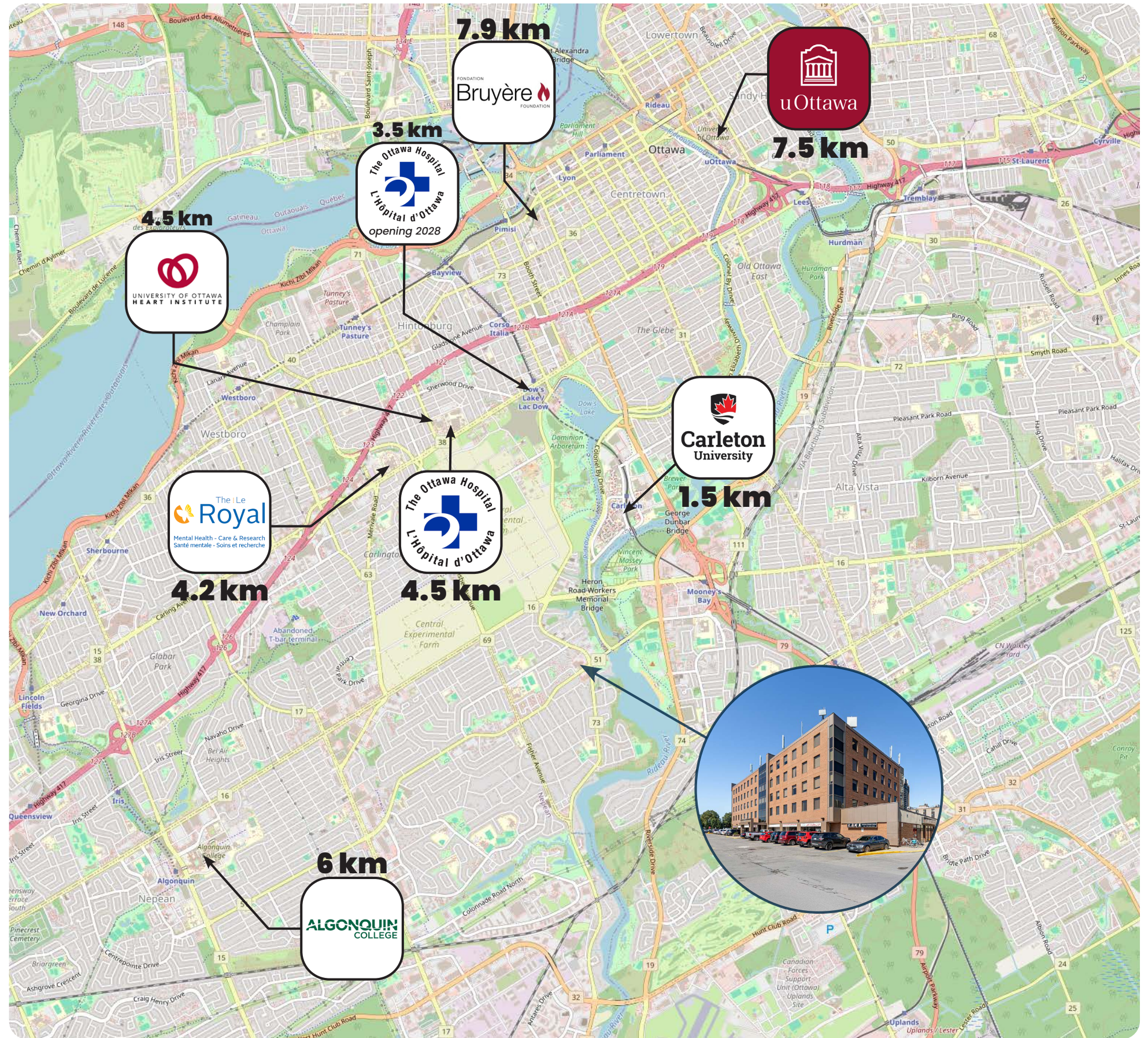
A Proven Hub for Health, Service & Convenience

On site tenants include:

- Bank of Montreal
- Tim Hortons
- Shell Gas
- Farmer's Pick Grocery
- Service Canada - Passport Office
- Pharmasave
- Vista Centre Brain Injury Clinic
- Multiple Sclerosis of Canada
- Dr. Serene Yu Dentistry

Nearby Amenities

- Shoppers Drug Mart
- Canada Post
- McDonalds
- Baskin Robbins
- Rideau Canoe Club
- Terry Fox Athletic Facility
- Mooney's Bay Park & Beach



Demographic Data

885 Meadowlands Drive is ideally suited for office users, benefiting from both a strong labour pool and a built-in client base. Within a 5 km radius, the population exceeds 216,000 and is projected to grow nearly 22% by 2033, supporting staff recruitment and sustained daytime activity.

The area is anchored by a predominantly working-age population with a high concentration of professionals in government, education, health, business, and applied sciences, generating consistent demand for professional and service-oriented offices. Strong household incomes, high educational attainment, and steady population growth position the property as a strategic location for offices serving both employees and the surrounding community.

Labor Force Participation

65%

within a 5 km radius, a highly active working demographic with most employed in sales & services, government, education, management, and natural and applied sciences.

Household Characteristics

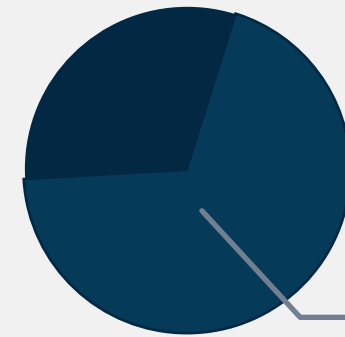
One or two-person households dominate making up 68%, with household growth expected to reach

23.4% BY 2033

Over 28,800 new households are expected by 2033 - sustained demand that supports long term leasing stability.

Educational Attainment

Over 129,808 residents hold a Bachelor's Degree or higher within a 5 km radius.



BACHELOR'S DEGREE OR HIGHER

Income Levels

With 27% earning under \$40,000, the range of average household incomes is:

\$73K TO \$110,447K

Population Growth

The population within a 5 km radius is projected to reach 263,550 by 2033.

22% GROWTH BY 2033

Age Distribution

The neighbourhood reflects a balanced community anchored in its prime working years. About one third are aged 25-44, an active group driving demand for family physicians, dental, and wellness services. Another 18% are 65 and older, supporting ongoing need for specialists in chronic care, diagnostics, and mobility-focused practices.

MEDIAN AGE IS

38.8



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