



# Retail/Office Space **FOR LEASE**

366 Rideau Street,  
Ottawa



## Integrity. Dedication. Professionalism

District Realty  
Corporation Brokerage  
[districtrealty.com](http://districtrealty.com)

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# 366 Rideau Street

Ottawa

**Price**  
\$6,500/month + HST  
**Semi Gross**



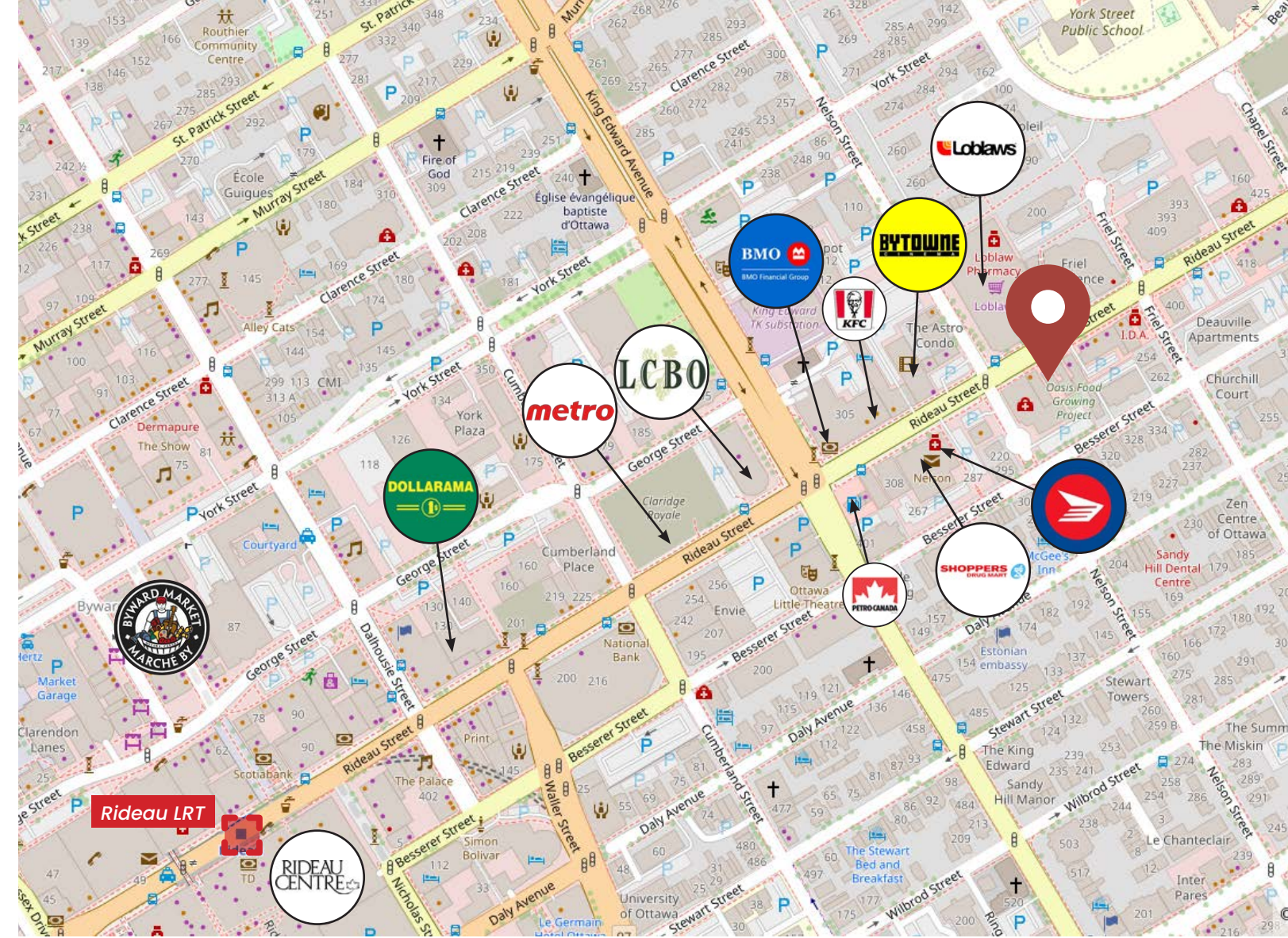
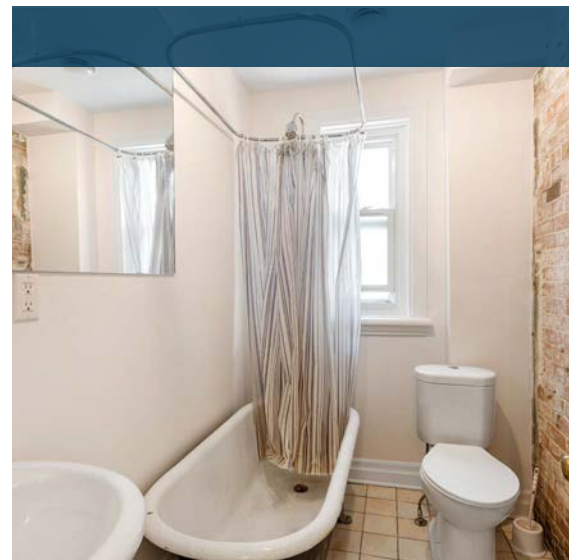
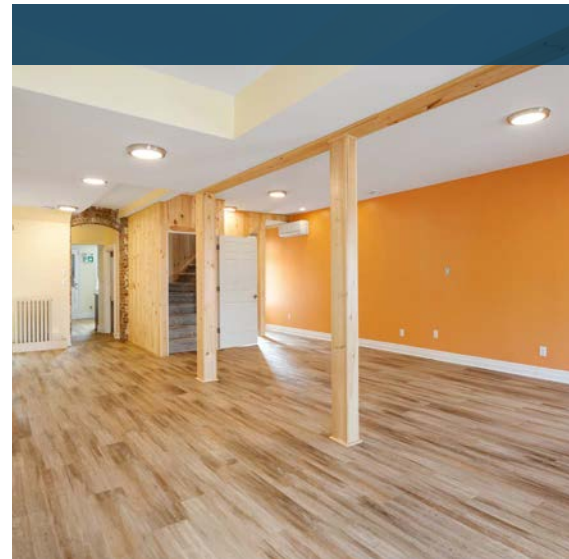
## Key Features

- Available** February 15, 2026
- Building Size** 2,971 sf
  - Ground Floor: 1,200 sf
  - 2nd Floor: 1,200 sf
  - 3rd Floor: 581 sf
- Air Conditioned**
- Parking On-Site**
- Zoning** TM6[158] F(3.5) H(19)

## Highlights

366 Rideau Street presents a rare opportunity to lease a standalone, heritage-style retail and office building in the heart of downtown Ottawa. This charming three-storey property combines classic architectural character with modern functionality—perfect for boutique retail, creative studios, or professional offices seeking a distinctive downtown presence.

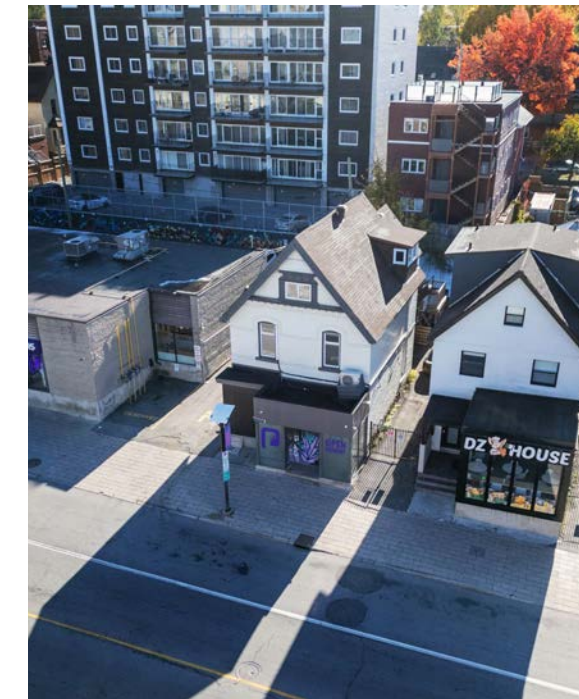
The ground floor is fitted for retail use, offering excellent street visibility and natural pedestrian exposure along one of Ottawa’s busiest downtown corridors. The upper levels feature trendy office space with exposed brick walls, abundant natural light, washrooms with a shower, and a modern kitchen area—ideal for businesses looking for a unique and comfortable work environment.



## Location Overview

Positioned in a high-traffic area, the property benefits from exceptional proximity to key downtown destinations, including the Rideau Centre, ByWard Market, and the University of Ottawa. Everyday amenities are just steps away, with Loblaws, Circle K, Shoppers Drug Mart, and a wide selection of restaurants, cafés, and local services nearby.

366 Rideau Street offers the perfect blend of historic charm, prime exposure, and urban convenience—an inspiring space that supports both creativity and commerce in Ottawa’s dynamic core.



**CONTACT**

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# AREA MAP

Situated in the heart of downtown Ottawa, 366 Rideau Street benefits from constant exposure to a vibrant mix of major traffic drivers and everyday conveniences.

The property is steps from the Rideau Centre, ByWard Market, and the University of Ottawa, ensuring a steady flow of students, professionals, and visitors year-round. Surrounding amenities such as Loblaws, Shoppers Drug Mart, Circle K, and a diverse selection of restaurants and cafés make this location exceptionally convenient for both staff and customers.

With high pedestrian volumes, strong visibility, and proximity to transit, 366 Rideau Street offers the ideal setting for businesses seeking connectivity, exposure, and urban energy.

## Surrounded by everyday conveniences

*Everything at your doorstep* – Loblaws, Shoppers Drug Mart, Circle K, and countless cafés and restaurants for quick stops or client meetings.

## High Visibility on Rideau Street

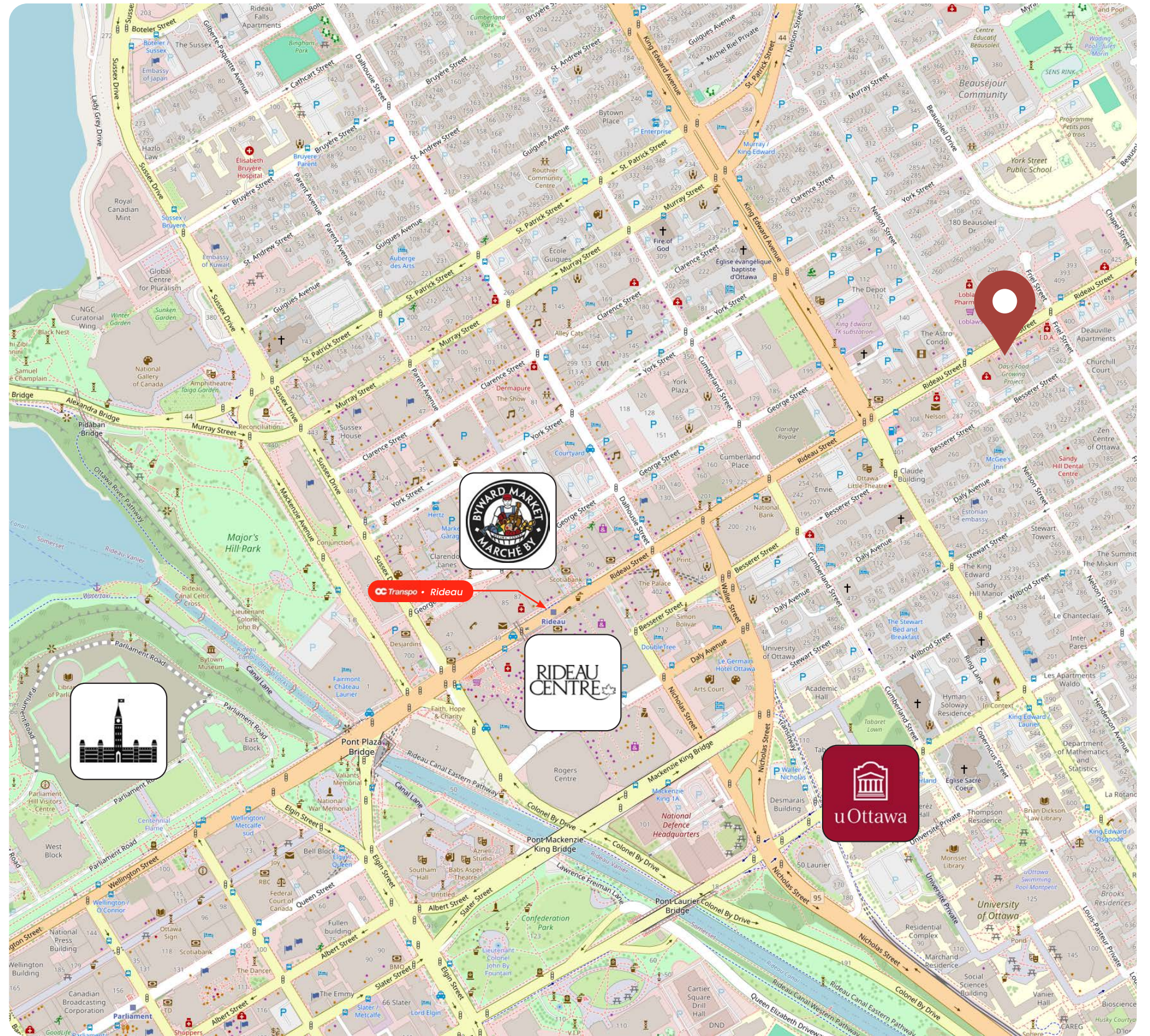
*Prime exposure along a major downtown artery* with strong pedestrian and vehicular traffic, connecting the ByWard Market to Sandy Hill and the University.

## Surrounding Office & Residential Growth

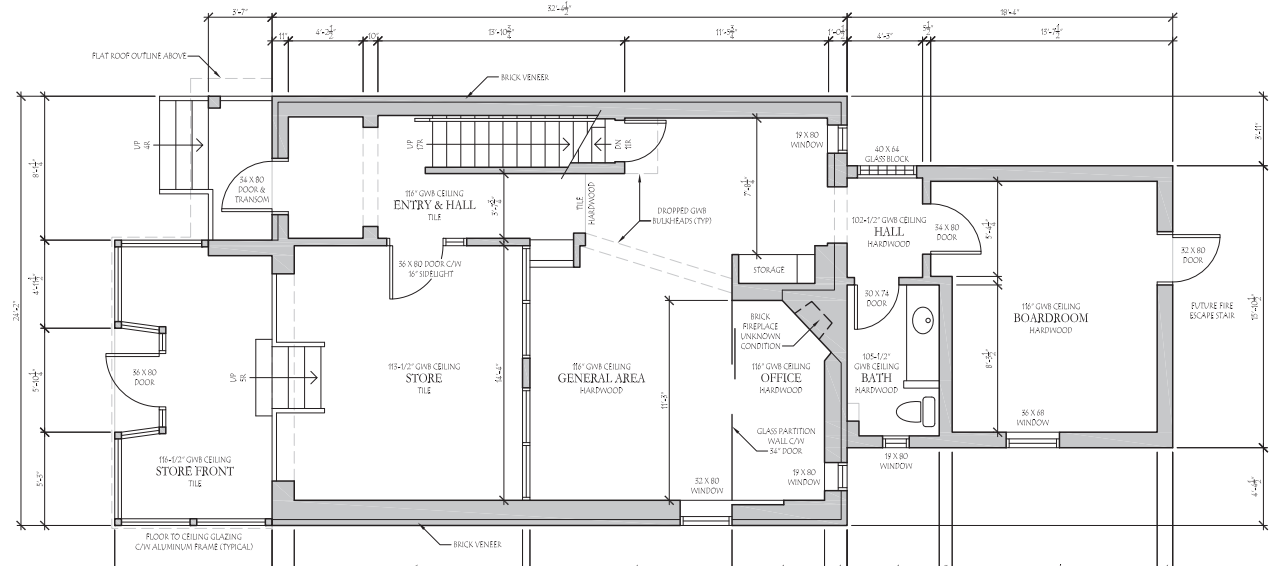
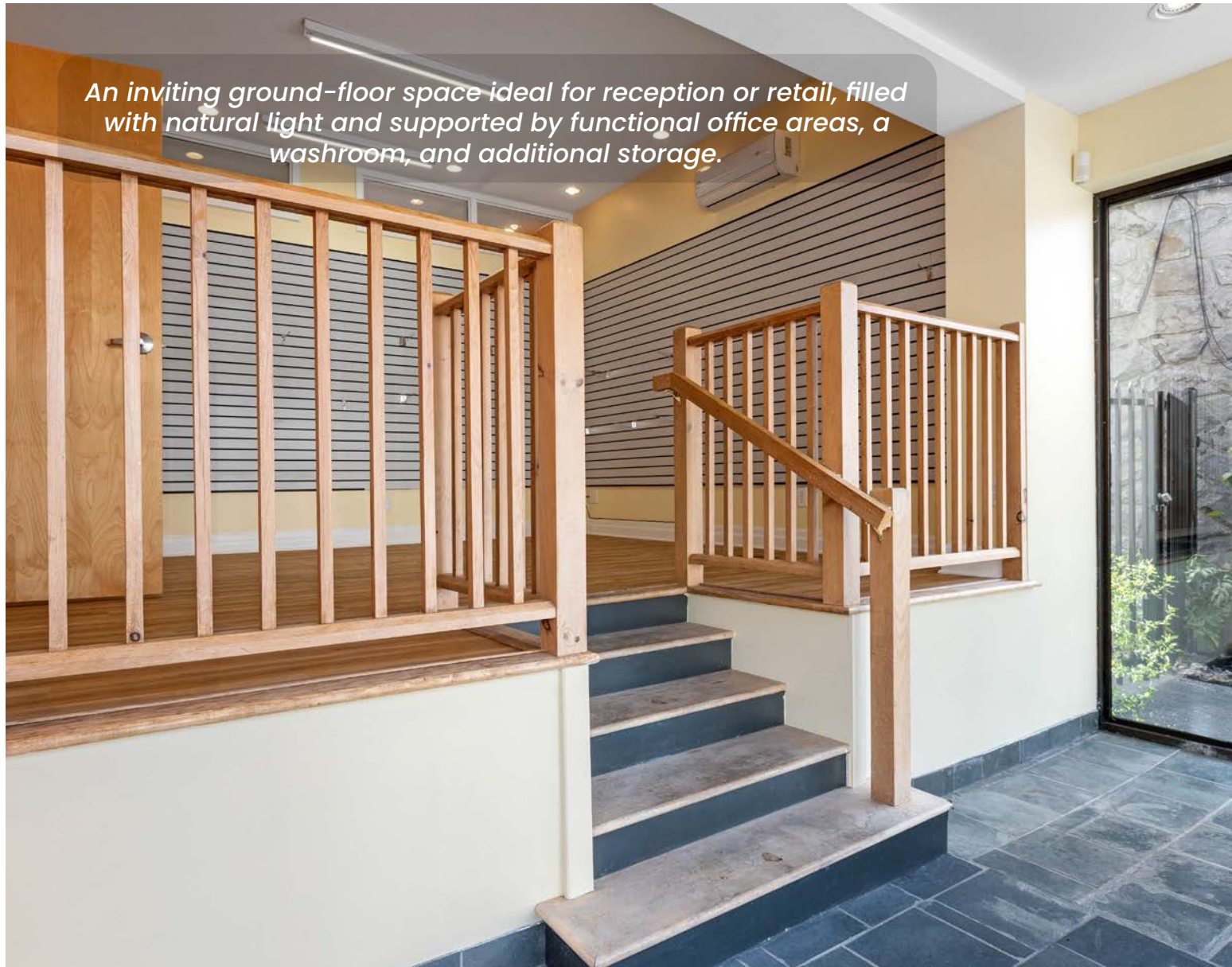
New mixed-use developments continue to reshape Rideau Street, bringing increased foot traffic, density, and business opportunity to the area.

## Major Traffic Drivers & Lifestyle Amenities

- **The Rideau Centre** – Ottawa's premier downtown shopping destination – over 180 stores just minutes from 366 Rideau Street.
- **The ByWard Market** – Historic charm meets modern energy. A vibrant mix of restaurants, patios, and specialty shops only a short walk away – a perfect lunch or after-work destination.
- **The University of Ottawa** – Major downtown campus with thousands of students, staff, and visitors daily – a consistent source of pedestrian traffic and local activity.
- **Rideau LRT Station** – Direct access to Ottawa's light-rail network, connecting the downtown core with the east and west ends of the city.



# GROUND FLOOR



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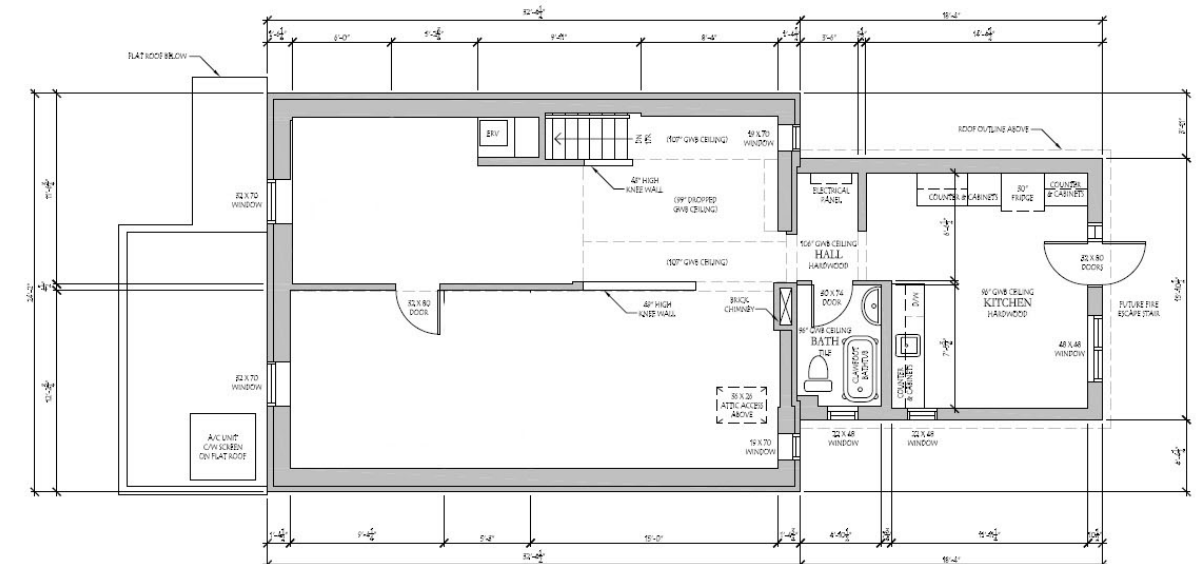
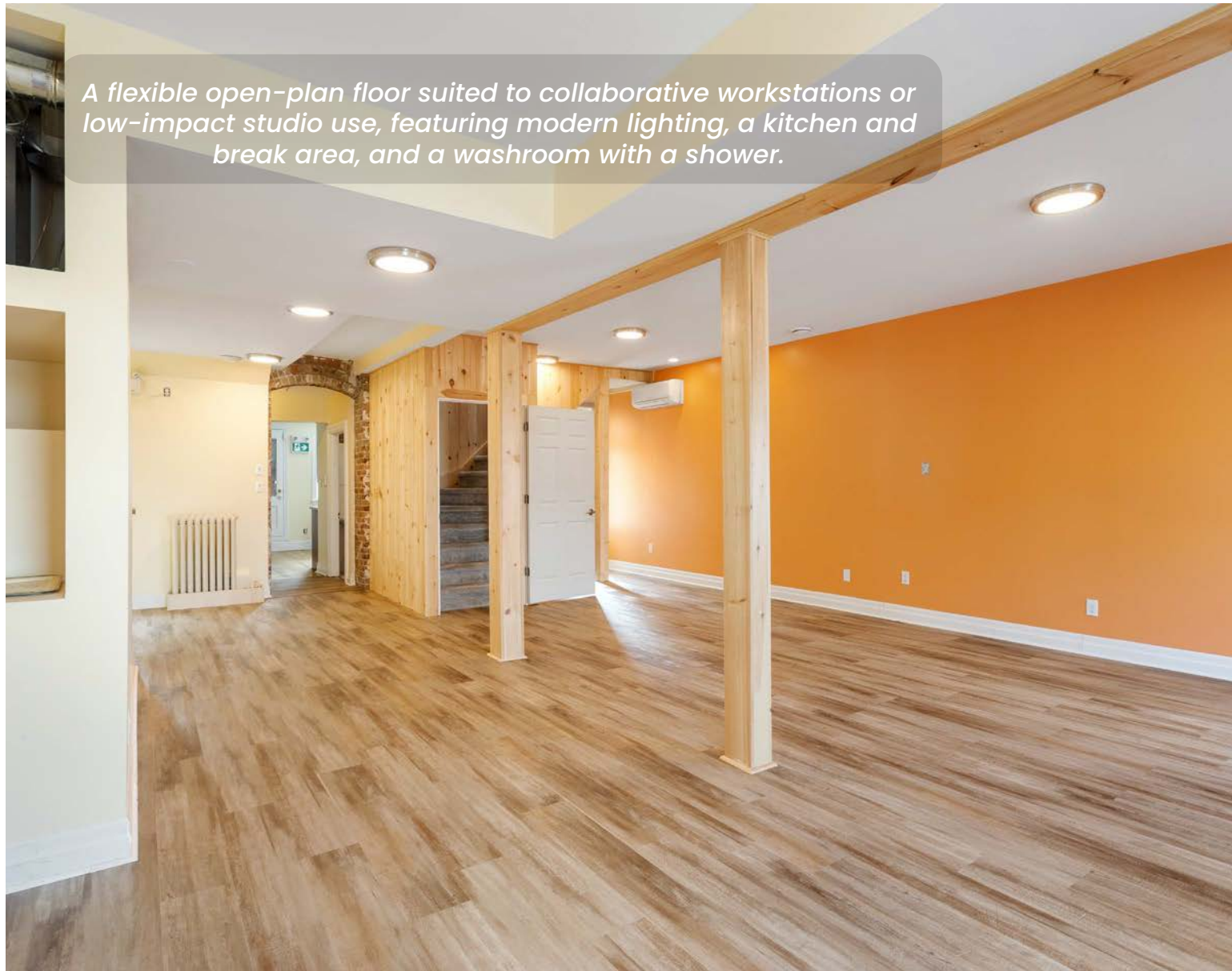
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# SECOND FLOOR

A flexible open-plan floor suited to collaborative workstations or low-impact studio use, featuring modern lighting, a kitchen and break area, and a washroom with a shower.



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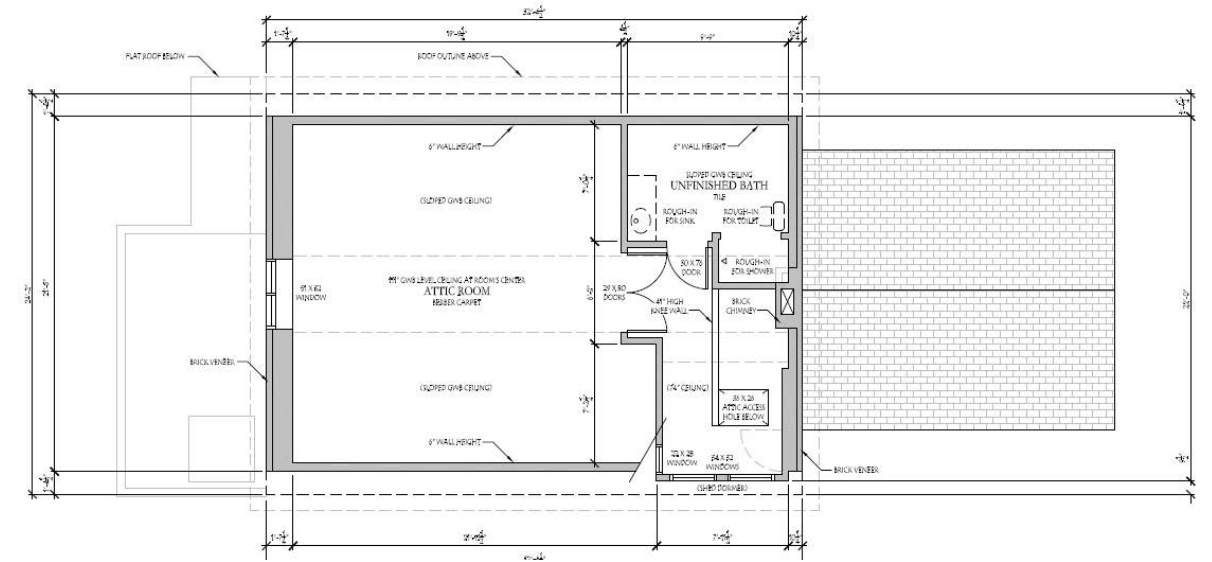
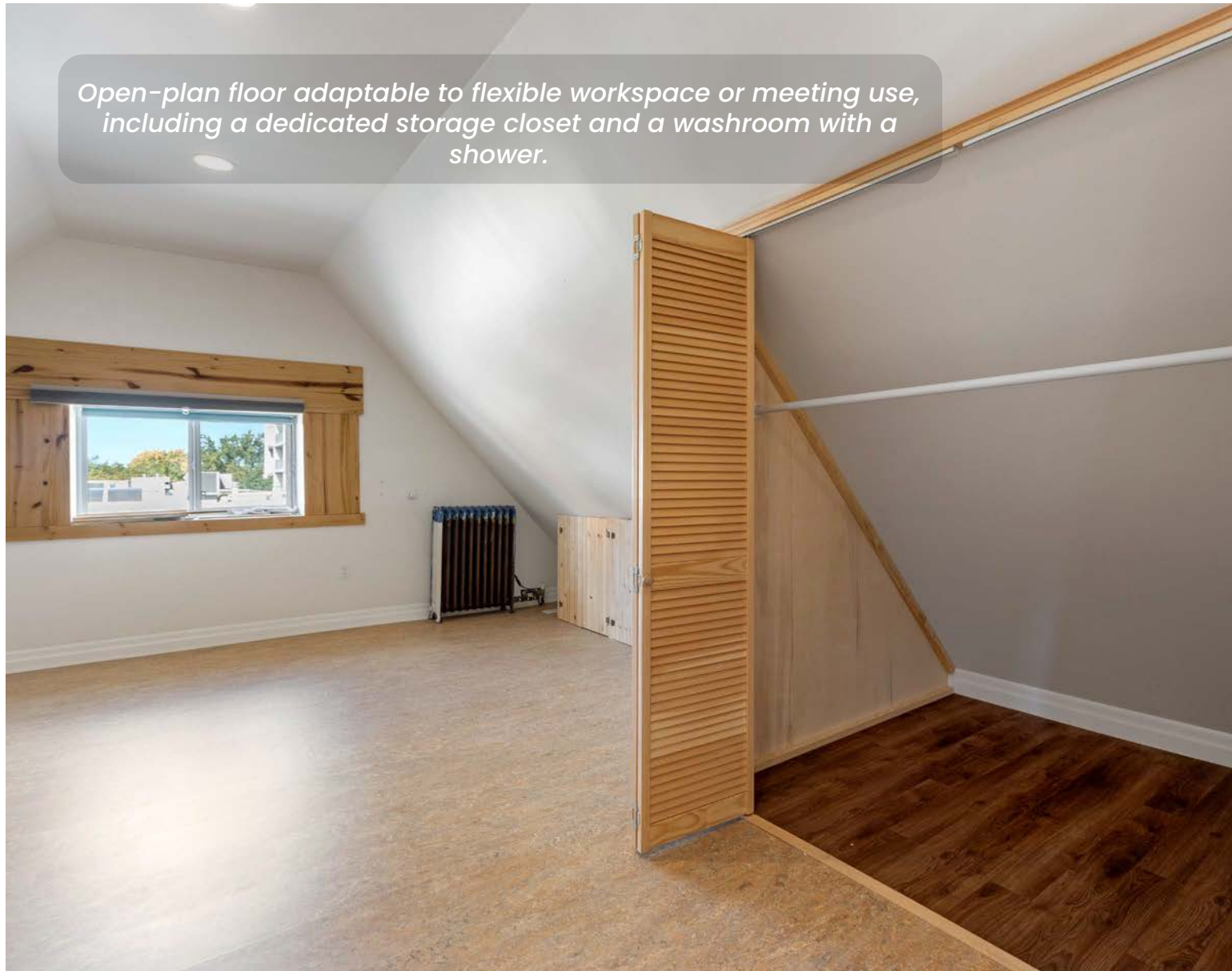
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# THIRD FLOOR

Open-plan floor adaptable to flexible workspace or meeting use, including a dedicated storage closet and a washroom with a shower.



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# Demographic Data

The property benefits from its location within a well-established and evolving downtown neighbourhood characterized by a strong working population, a high level of educational attainment, and a broad mix of professional and service-based occupations.

The surrounding area supports consistent demand for office, medical, wellness, and creative uses, with an urban household profile well suited to appointment-driven businesses and professional workplaces. Ongoing residential growth and neighbourhood density further reinforce the long-term fundamentals supporting stable tenancy in this location.

## Labor Force Participation

The surrounding area is characterized by a strong working population, with over

# 67%

of residents participating in the labour force and a high concentration of professionals in business, government, health, and creative sectors, aligning well with office and service-based users.

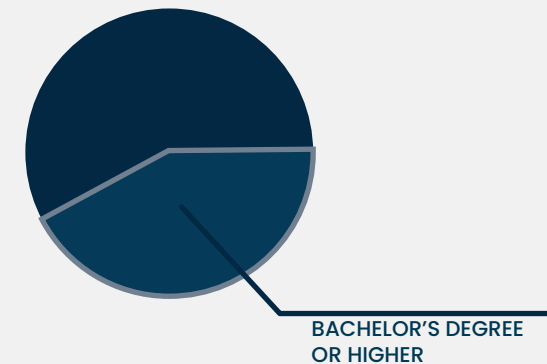
## Household Characteristics

Households in the surrounding area are predominantly one- and two-person households, reflecting an urban, downtown demographic well suited to appointment-based services, boutique studios, and professional workplaces.



## Educational Attainment

The surrounding area is highly educated, with **42% of residents holding a bachelor's degree or higher**, supporting strong demand for professional offices, medical practices, and knowledge-based businesses.



## Income Levels

The immediate 2 km trade area supports a strong working population, with average household incomes of approximately

# \$86K

aligning well with professional offices, consulting firms, and service-based organizations.

## Population Growth

Located in a dense and growing downtown trade area, the property is surrounded by a population of about 67,750 residents within 2 km, projected to increase by nearly

# 20%

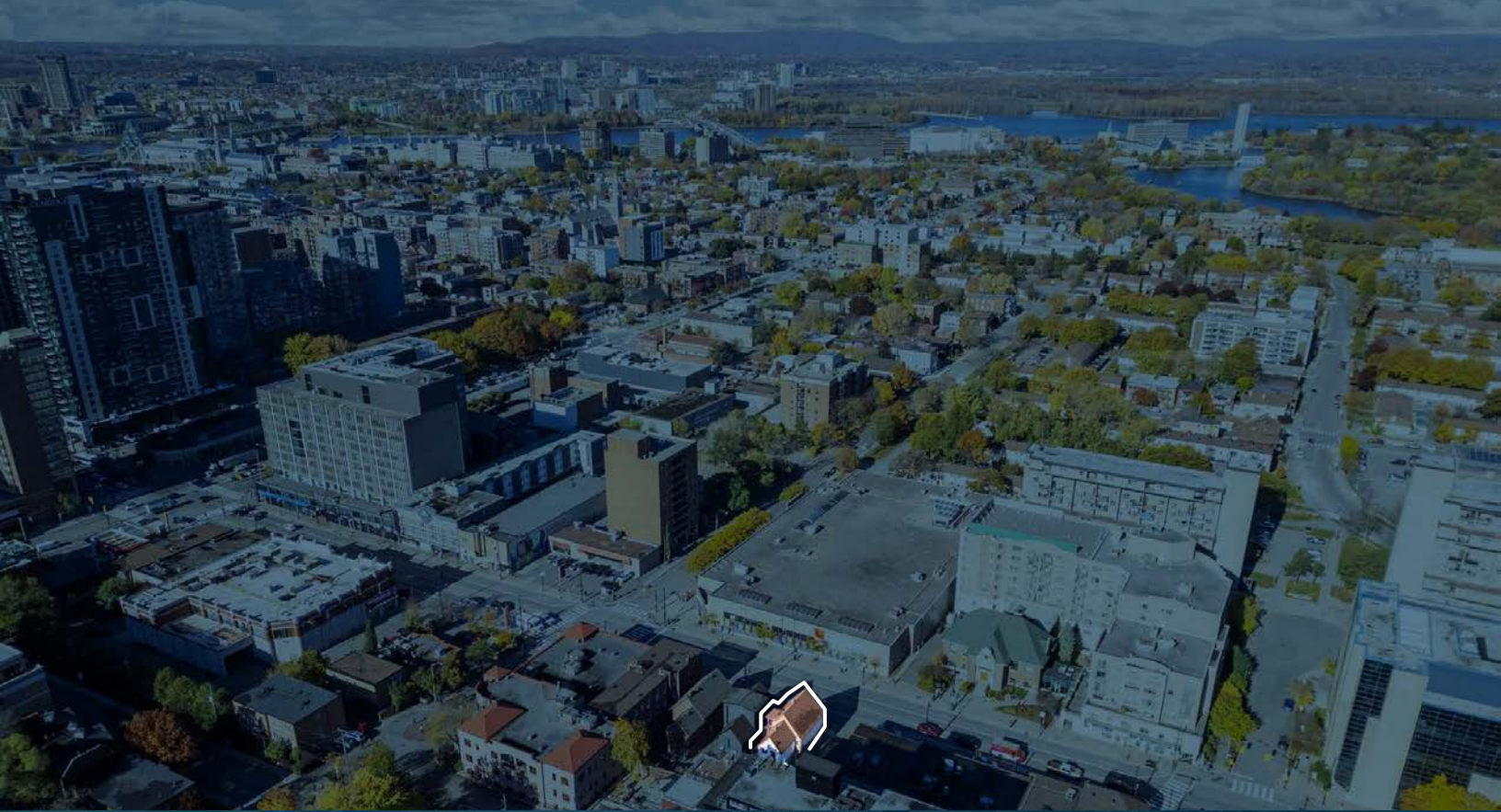
over the next decade, supporting long-term demand for office, service, and wellness-oriented uses.

## Age Distribution



The neighbourhood is overwhelmingly working age, with over 82% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

## MEDIAN AGE IS

# 38



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