

Street Level Retail/Office Space **FOR LEASE**

1430 Prince of Wales Drive,
Ottawa

alternate address: 885 Meadowlands Drive



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.

1430 Prince of Wales Dr.
Ottawa

Price
\$15 – 25/sf
Op. Costs
\$18.31/sf



Key Features

Unit 105 - 6,345 SF
Unit 14A - 6,296 SF
12,641 sf

Zoning - NMU2 F(1.0)

- Accessible building with an **elevator**
- Ample **parking** for tenants and visitors

Unit 2 - 2,094 SF with private entrance and large display windows

- Up to 12,641 SF at street level
- **Units 14 & 105** - Raw space, ideal for medical conversion
- Short drive to HWY 417 & bus stop on-site
- Convenient on-site amenities including a **pharmacy**

Build-to-Suit Retail/Office Opportunities

Ground-level retail and office space available in a vibrant corner plaza anchored by Passport Canada, the Bank of Montreal, Farmer's Pick Grocery, and Tim Hortons. The plaza also features a pharmacy and a variety of restaurants, creating strong daily traffic and convenient amenities for staff and visitors.

Units 14 and 105 can be combined for up to 12,641 square feet, offering an exceptional opportunity for medical and healthcare practices, including clinics, diagnostic services, wellness providers, and allied health uses. The flexible layout can also accommodate a range of other uses such as educational centres, libraries, community resource hubs, or athletic and recreational facilities.



CONTACT

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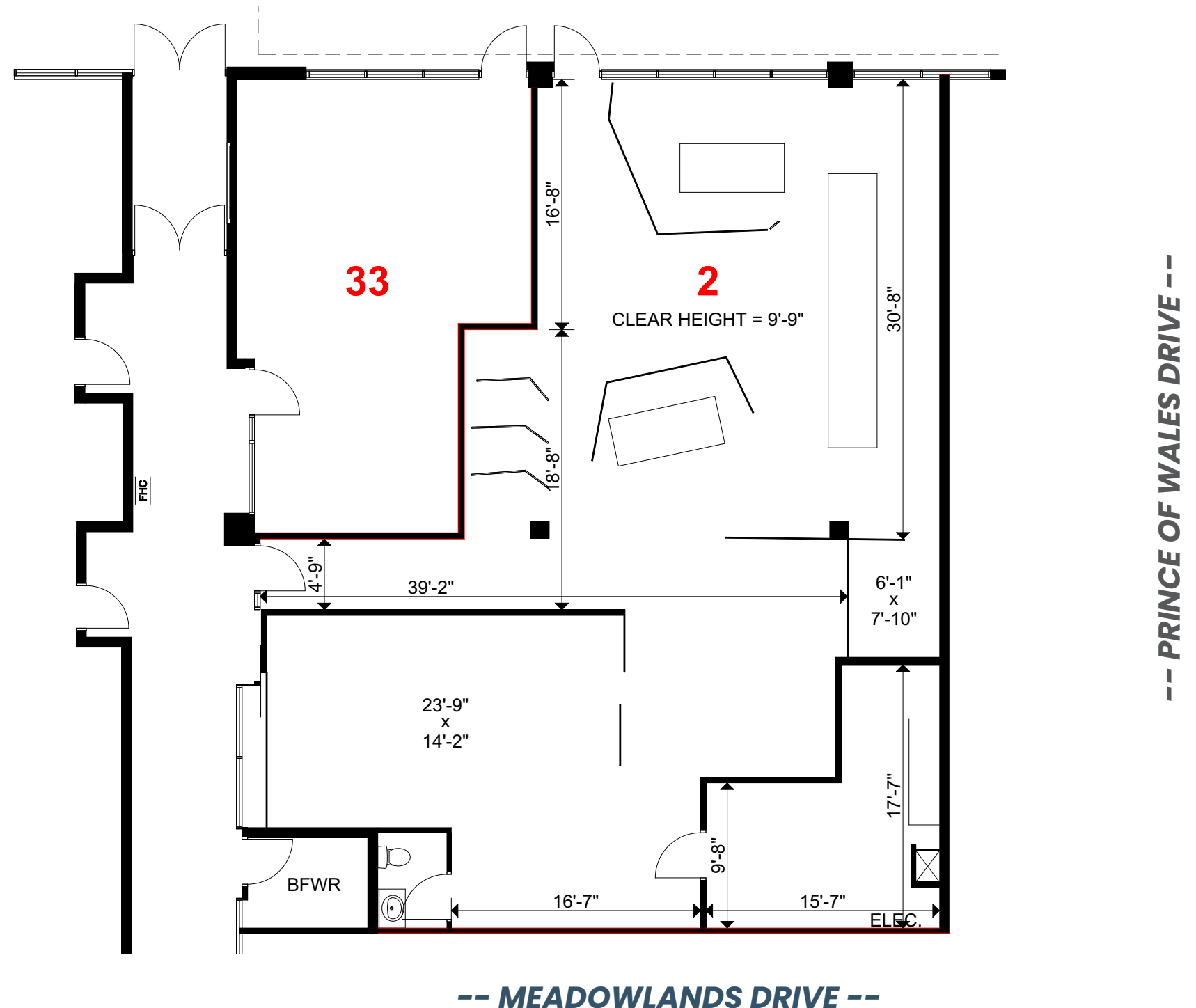
FLOOR PLAN

Unit 2 - 2,094 SF

Price: \$25.00/SF



**Ideal for purpose-built medical conversion.
Potential to refit for restaurant, personal
services, and more**



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FLOOR PLAN

Suite 105 – 6,346 SF

Suite 14A – 6,296 SF

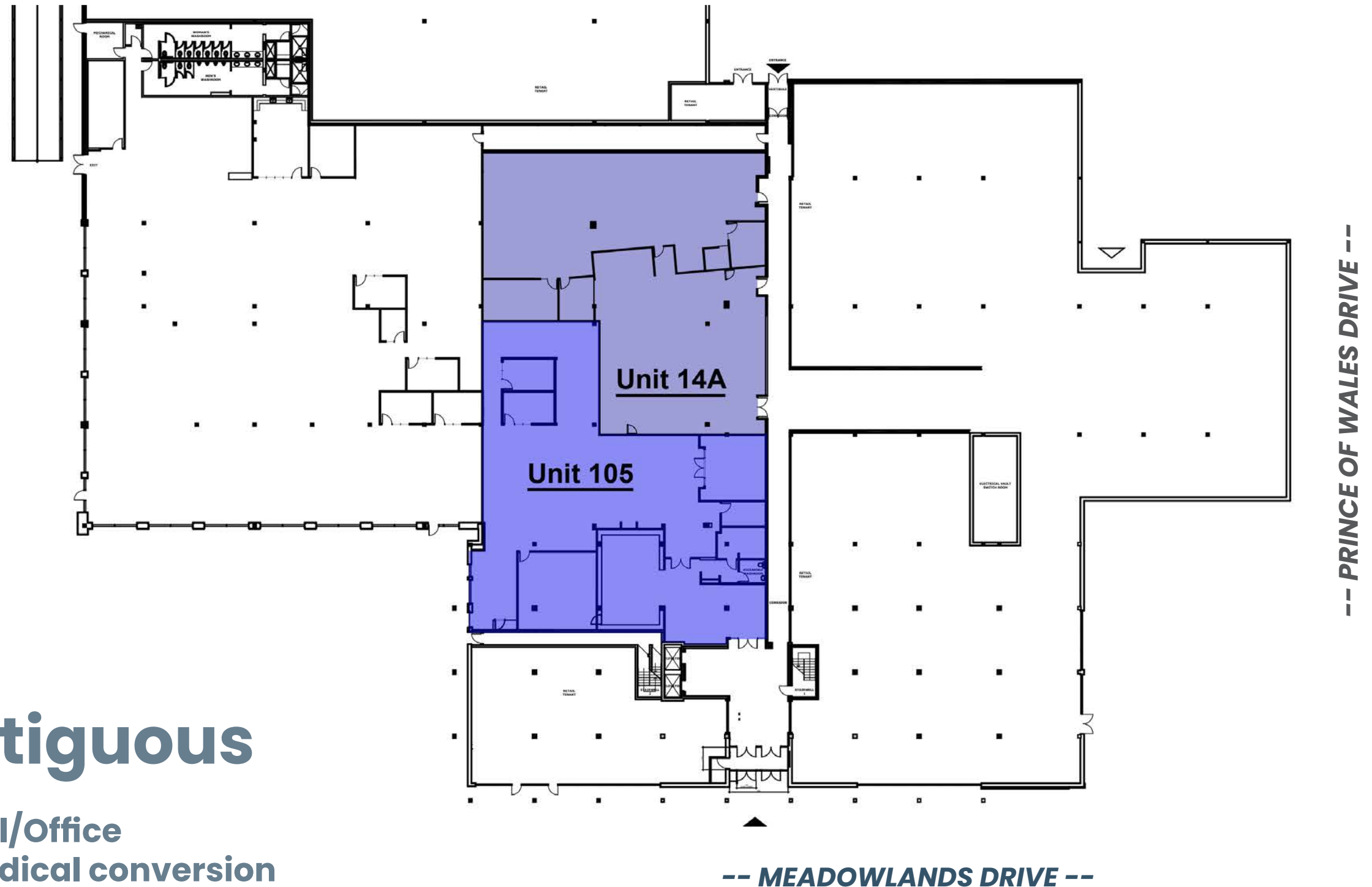
Price: \$15.00/SF

Ground Floor Retail & Service Tenants:

- Service Canada, Passport Office
- The Bank of Montreal
- Pharmasave
- Wild Wings
- Sooter's Photography
- Farmer's Pick Grocery
- Tim Hortons

12,641 SF contiguous

Street Level Retail/Office
Ideal for purpose-built medical conversion



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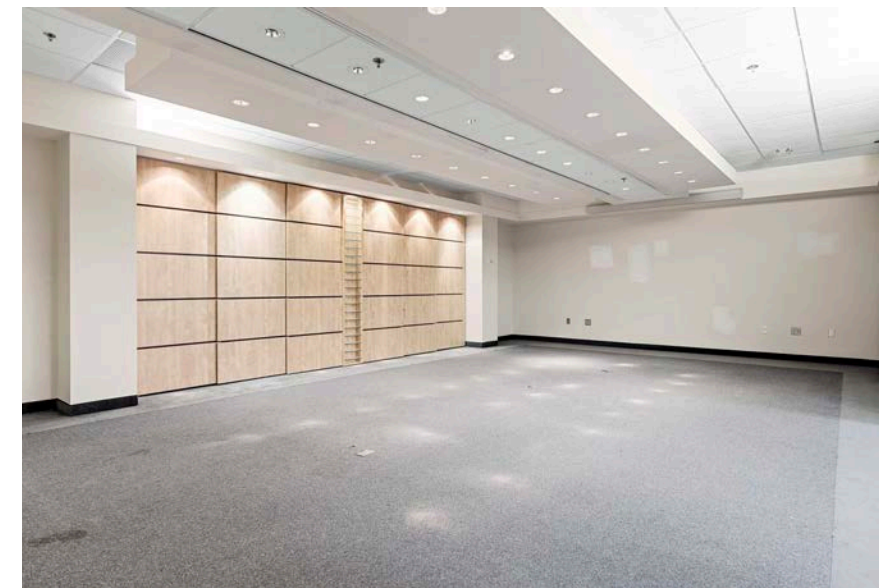
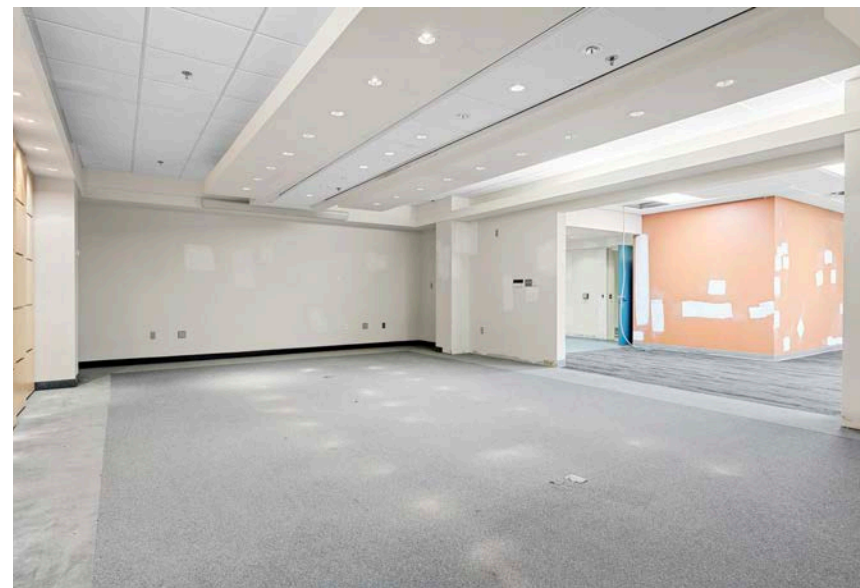
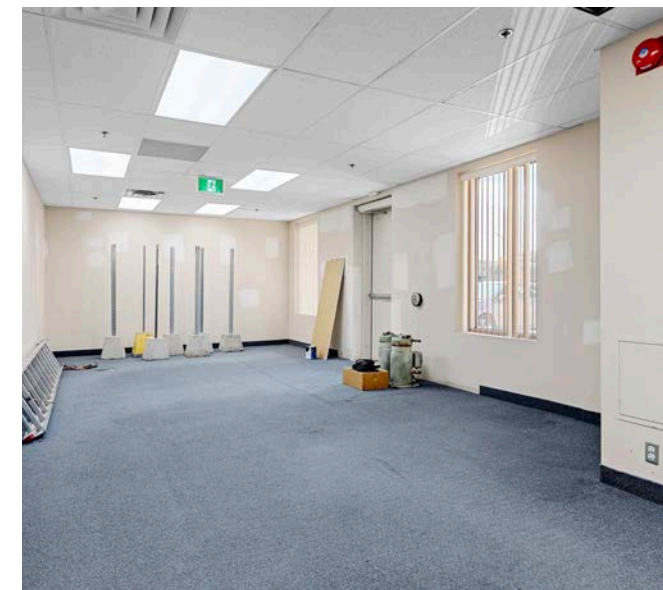
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UNIT 105 – GROUND LEVEL



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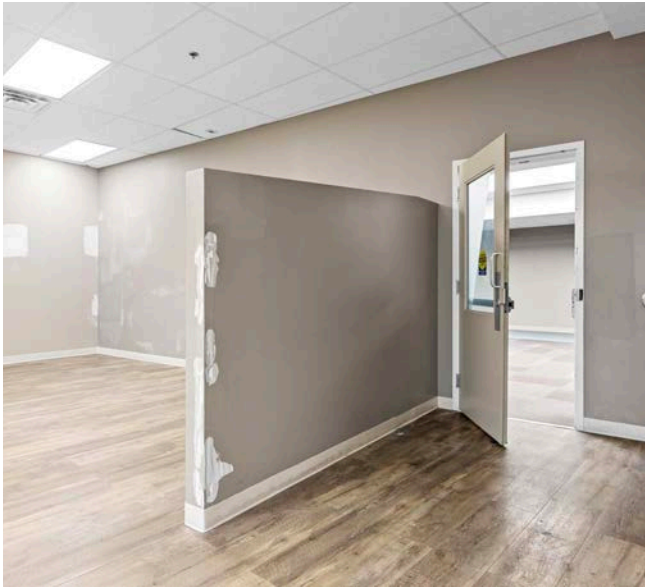
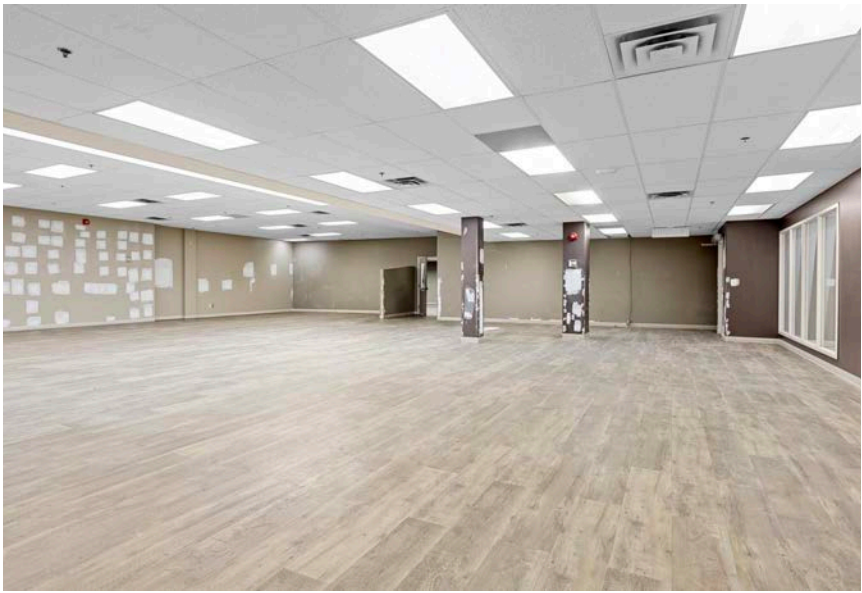
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UNIT 14 - GROUND LEVEL



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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
- The Ottawa Heart Institute
- Bruyère Health Saint-Vincent Hospital
- Carleton University
- Algonquin College
- the University of Ottawa

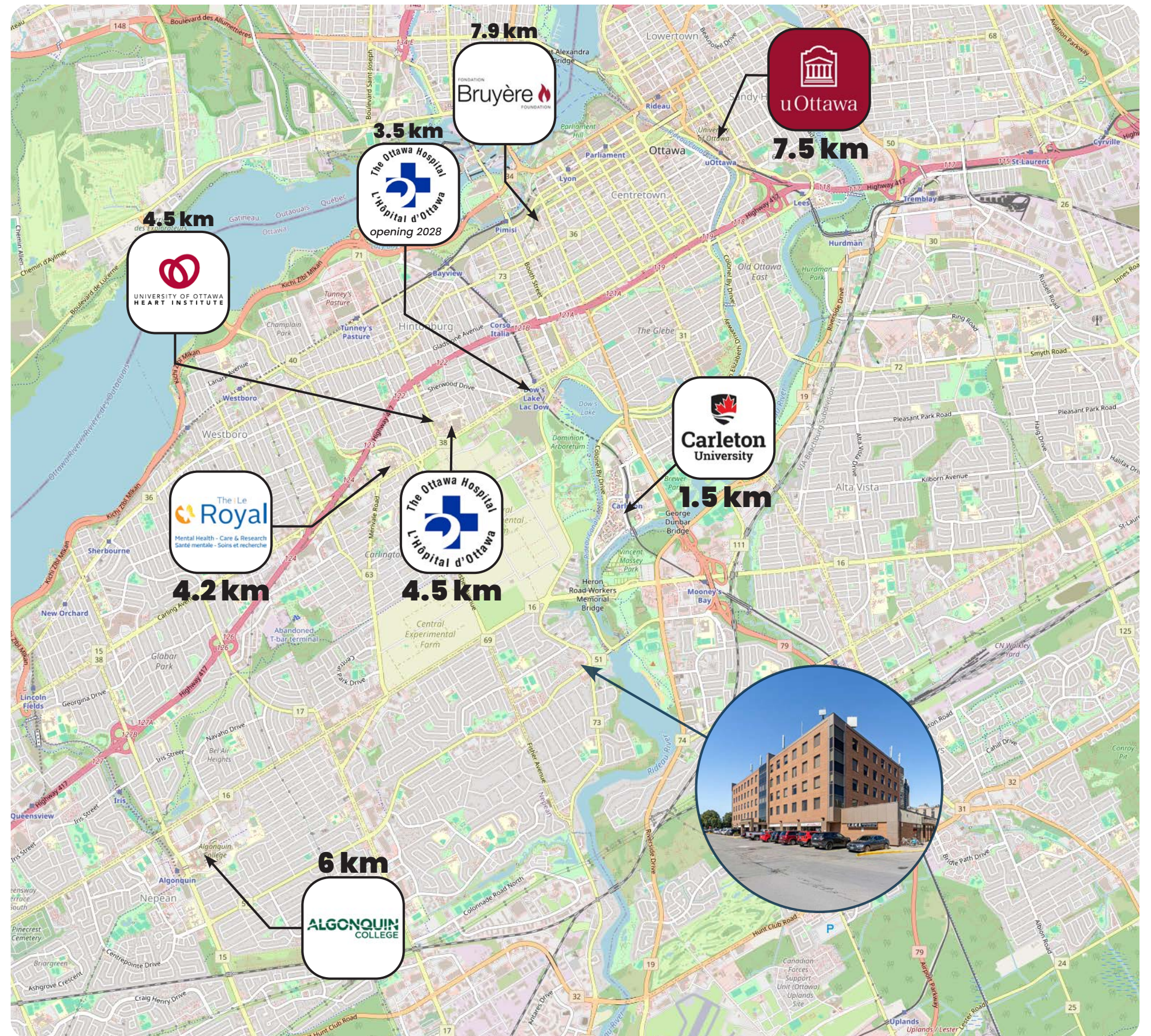
A Proven Hub for Health, Service & Convenience

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
- InTouch Braille

Nearby Amenities

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



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Demographic Data

CoStar Demographics (2026)

The property is situated within a well-established and growing residential community, surrounded by a diverse population of families, working professionals, and seniors. The area features a strong concentration of households within close proximity, providing a consistent and accessible patient base for healthcare providers. A balanced age distribution and a stable workforce support ongoing demand for a wide range of medical services, while continued population and household growth in the surrounding neighbourhoods reinforce long-term opportunities for clinics and healthcare practices seeking to serve the local 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

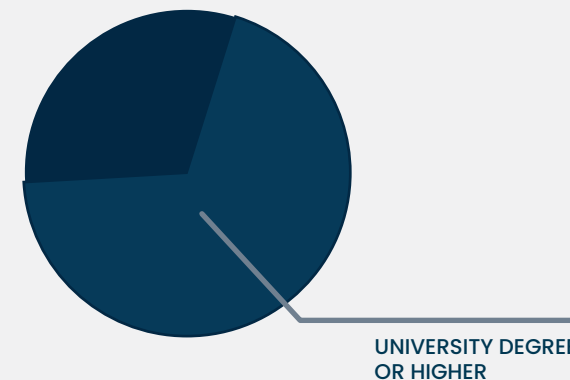
One or two-person households dominate making up 68%, with household growth expected to reach

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 University Degree or higher within a 5 km radius.



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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