

# Office Space **FOR LEASE**

885 Meadowlands Drive  
Ottawa



## Integrity. Dedication. Professionalism

District Realty  
Corporation Brokerage  
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## 885 Meadowlands Drive

Office Space for Lease

### Price

\$14.00/sf

### OPC

\$17.46/sf

### Availability

Suite 200	12,949 sf
Suite 302	1,737 sf
Suite 400A	1,435 sf
Suite 402	4,150 sf



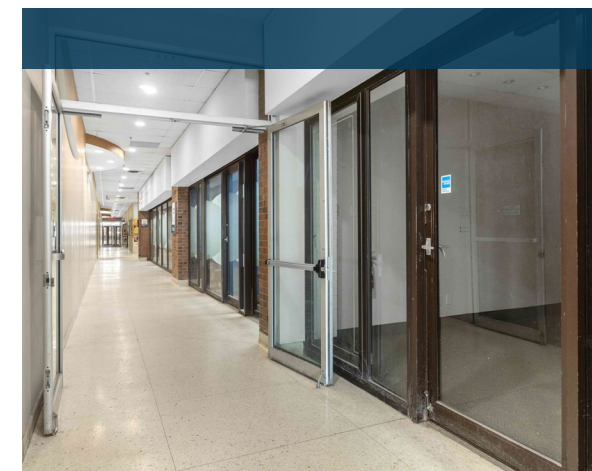
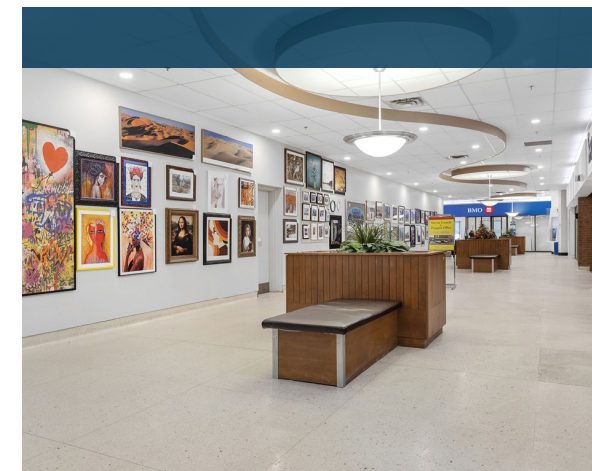
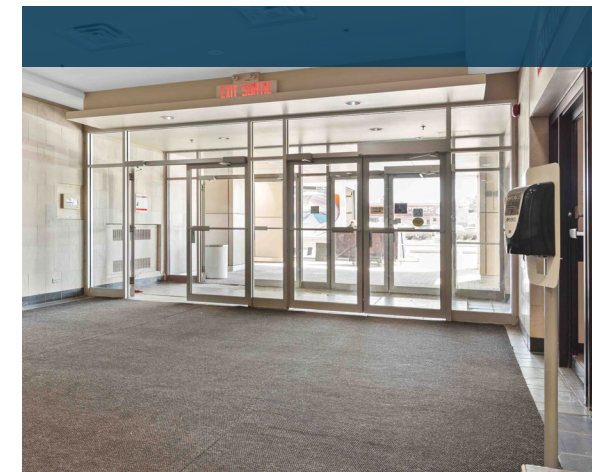
## Highlights

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.



## 1430 Prince of Wales Drive

Retail/Office Space for Lease

### Price

\$14 - \$25/sf

### OPC

\$18.31/sf

### Availability

Unit 105	6,345 sf	} 12,641 sf contiguous
Unit 14	6,296 sf	
Unit 2	2,094 sf (Available March 1st)	



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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.

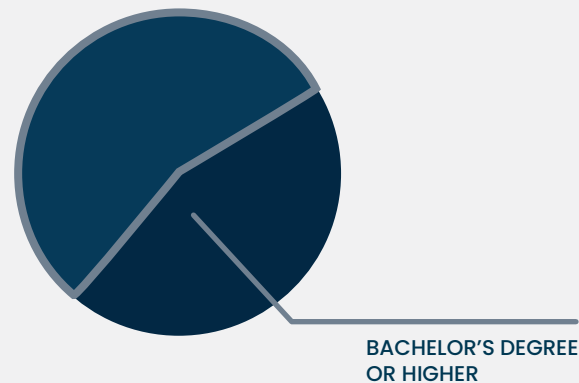
## Labor Force Participation

# 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.

## Educational Attainment

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



## 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

## Population

	2 km	5 km	10 km
2023 Population	23,188	216,034	605,738
2028 Population Projection	25,749	240,905	673,155
2033 Population Projection	28,131	263,550	733,811
Annual Growth 2023 – 2028	2.2%	2.3%	2.2%
Annual Growth 2023 – 2033	2.1%	2.2%	2.1%
Daytime Population	21,341	230,630	725,070
Median Age	38.2	38.8	39.2

## Households

	2 km	5 km	10 km
2023 Households	10,028	94,685	270,001
2028 Households Projection	11,395	108,251	306,816
2033 Households Projection	12,573	119,660	337,491
Annual Growth 2023 – 2028	2.7%	2.9%	2.7%
Annual Growth 2023 – 2033	2.5%	2.6%	2.5%
Average Household Size	2.3	2.3	2.3
Private Household Population	22,734	211,829	592,842

## Income

	2 km	5 km	10 km
Average Household Income	\$ 96,012	\$ 110,447	\$ 102,989
Median Household Income	\$ 66,305	\$ 73,713	\$ 70,232
Per Capita Income	\$ 41,522	\$ 48,407	\$ 45,906
Agg. Household Expenditure	\$ 931.5M	\$ 9.7B	\$ 26.3B
Avg. Household Expenditure	\$ 92,888	\$ 102,780	\$ 97,458
\$40,000 – \$60,000	1,678	13,792	41,488
\$60,000 – \$80,000	1,281	11,735	35,301
\$80,000 – \$100,000	1,106	10,674	31,357
\$100,000 – \$150,000	1,584	15,951	44,700
\$150,000 – \$200,000	932	9,752	24,922



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