



# Upper Level Warehouse Space **FOR LEASE**

250 City Centre Avenue  
Ottawa West



## **Integrity. Dedication. Professionalism**

District Realty  
Corporation Brokerage  
**districtrealty.com**

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**Price**  
\$13.00/sf

**OPC**  
\$7.69/sf

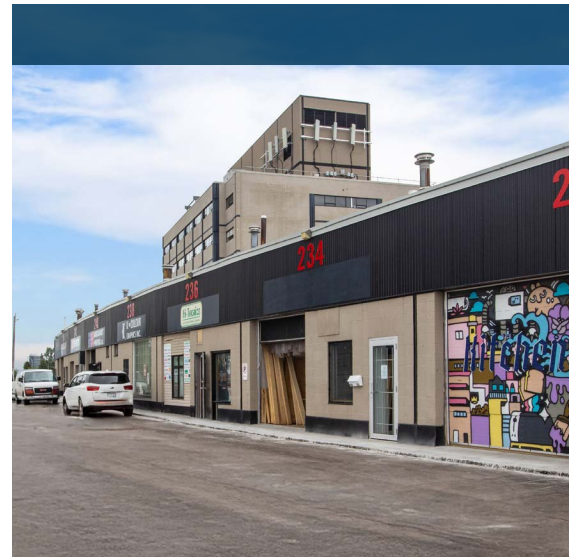
**Bay 220** – 3,200 sf [Available Aug. 1, 2026]

**Bay 222** – 3,200 sf [Available Aug. 1, 2026]



## Salient Facts Property

- |   |  |
|---|--|
| <b>Zoning</b> MC                            | • Ideal for last-mile delivery, e-commerce fulfillment, and local product distributors |
| <b>Ceiling</b> 14'                          |  |
| <b>Loading:</b> Loading Door                | • Rare, central location   |
| <b>Parking:</b> 2 Dedicated Spaces per Unit |  |



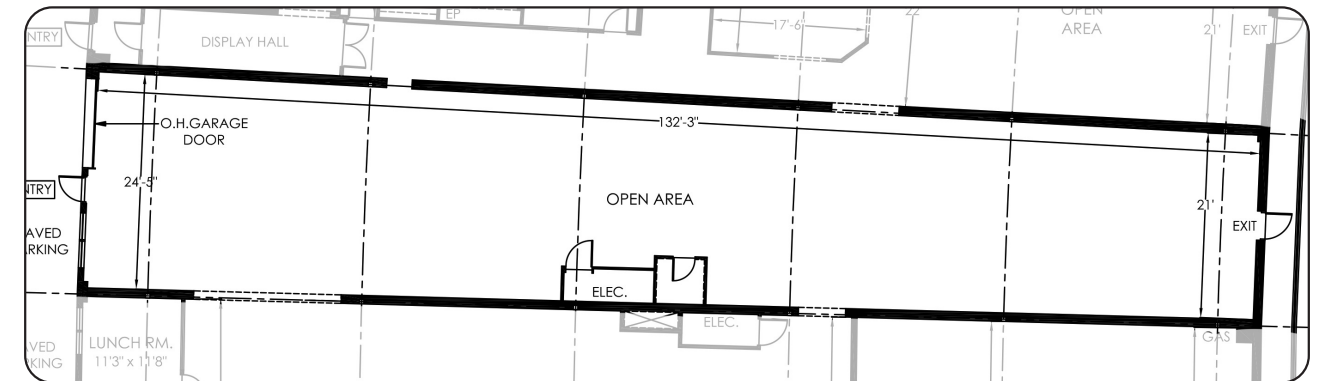
## Highlights

Centrally located just west of downtown Ottawa, these upper-level warehouse units offer outstanding accessibility for businesses requiring efficient urban distribution and storage. The property provides quick connections to HWY 417 and the Parkway, allowing operators to move goods easily across the city and throughout the broader Ottawa region. Bayview LRT Station, serving both Lines 1 and 2, is only steps away, placing the site at a key transit hub within the capital.

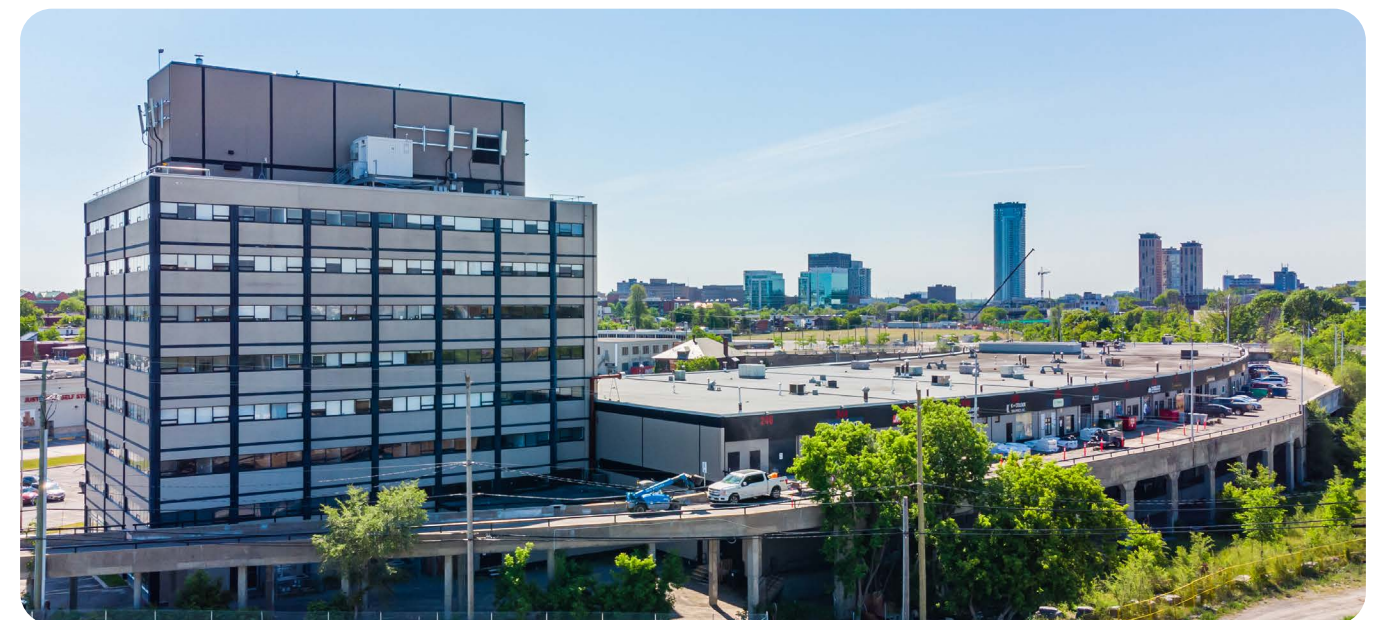
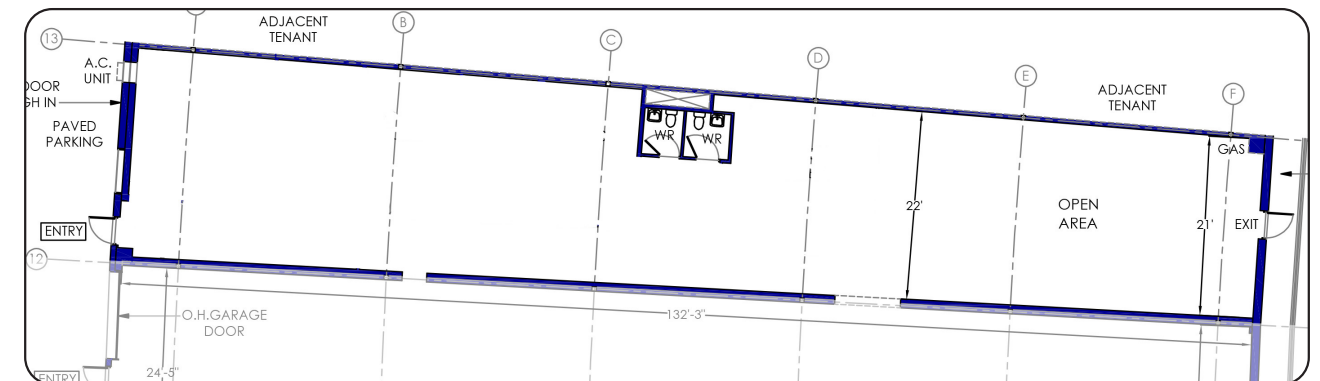
Each unit features an overhead loading door and includes two dedicated parking spaces, supporting seamless loading, deliveries, and day-to-day operations. Well suited for storage, distribution, e-commerce fulfillment, or other light industrial uses, the units present a rare opportunity for logistics-focused businesses to operate from a highly central location while maintaining efficient access to Ottawa's major transportation routes and surrounding customer base.

# FLOOR PLANS

**BAY 222 – 3,200 sf** (Available Aug. 1, 2026)



**BAY 220 – 3,200 sf** (Available Aug. 1, 2026)



**CONTACT**

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COO - Brokerage Services

# AREA MAP

The City Centre Complex enhances the work environment with a great selection of on-site amenities, including a coffee shop and bakery, casual lunch options, and recreational facilities.

Just a short walk away, tenants can enjoy the vibrant surrounding neighbourhoods of Little Italy, Chinatown, and Wellington West – each offering a diverse selection of restaurants, boutiques, grocery stores, and services that add energy and convenience to the workday.

## Unmatched Central Location

Positioned just west of downtown Ottawa with immediate access to HWY 417, the Parkway, and steps from Bayview LRT (Lines 1 & 2).

## Highly Functional Upper-Level Warehouse Units

Each unit features an overhead loading door and two dedicated parking spaces—ideal for storage, distribution, and light industrial users.

## Operate Efficiently in the Urban Core

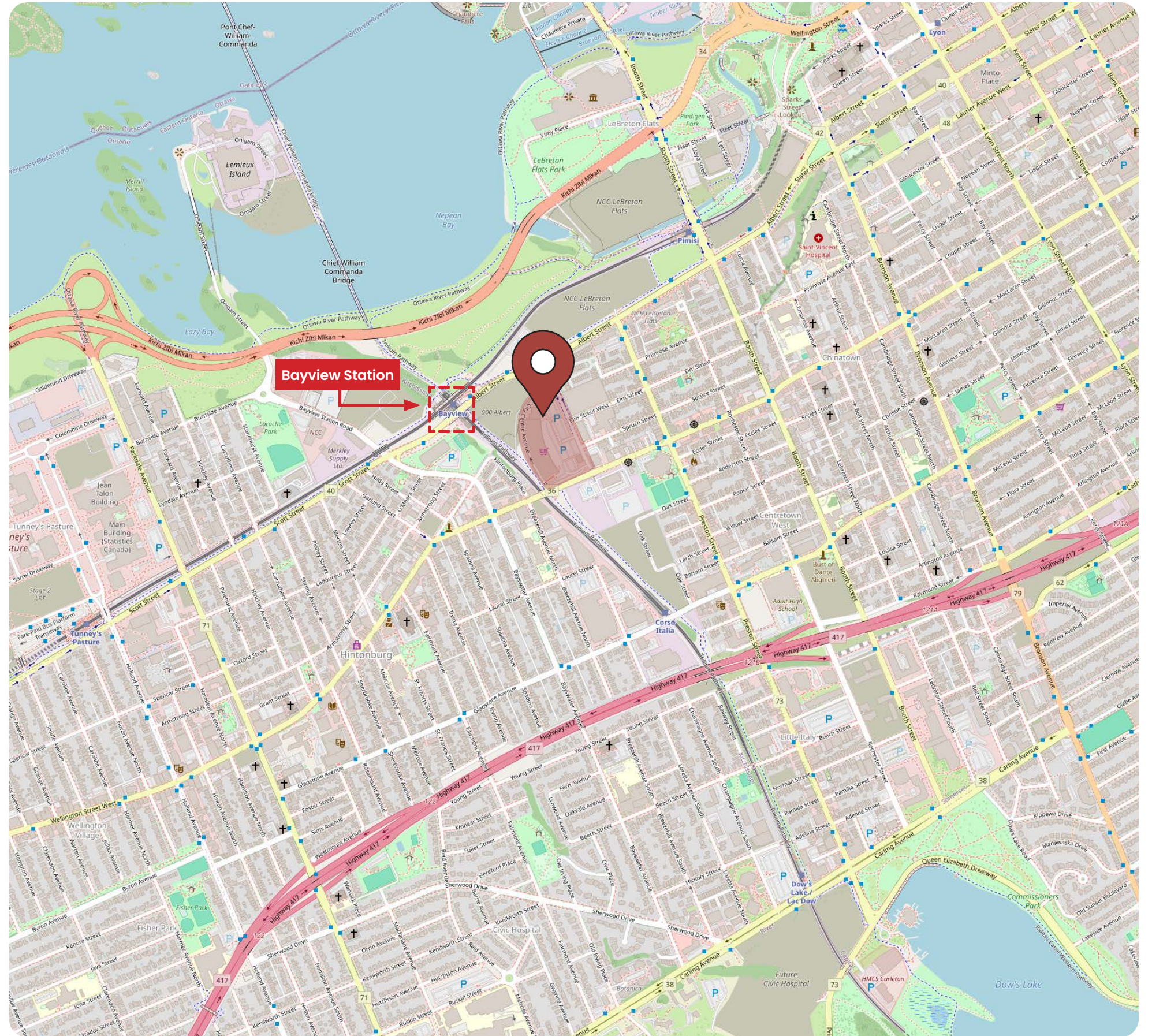
A rare opportunity to combine industrial functionality with a central, transit-connected location where a dense urban customer base supports last-mile delivery hubs.

## On-Site Amenities That Elevate the Workday

Coffee shop, bakery, casual dining, and recreational facilities within the City Centre Complex.

## Surrounded by Ottawa's Most Dynamic Neighbourhoods

Walking distance to Little Italy, Chinatown, and Wellington West, offering an exceptional mix of dining, retail, and everyday services.



# Demographic Data

The area surrounding the property is supported by a dense and steadily growing urban population, creating a strong foundation for businesses focused on storage, distribution, and last-mile logistics. A large concentration of working-age residents and active households contributes to consistent consumer demand, driving the need for efficient delivery networks and local inventory storage.

The neighbourhood's strong labour presence also provides access to a reliable workforce for logistics, transportation, and light operational roles. Positioned within a vibrant urban market with ongoing residential growth and high delivery activity, the location offers an ideal setting for operators seeking convenient access to Ottawa's core customer base and efficient service coverage across the city.

## Labor Force Participation

# 67%

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

## Household Characteristics

One or two-person households dominate making up 78.55%, with household growth expected to reach

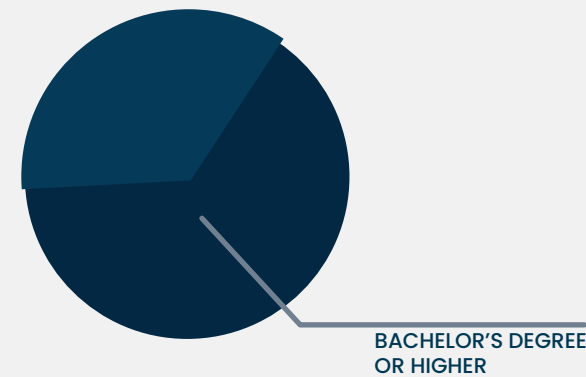
# 23% BY 2033



Over 27,985 new households are expected by 2033 - sustained demand that supports long term leasing stability.

## Educational Attainment

Over 150,000 residents hold a Bachelor's Degree or higher within a 5 km radius.



## Income Levels

With 32% earning under \$40,000, the range of average household incomes is:

# \$63K TO \$98,000K

## Population Growth

The population within a 5 km radius is projected to reach 287,737 by 2033.

# 19.66%

GROWTH  
BY 2033

## 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

# 39





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