



Medical 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



Convenient Access and Exceptional Visibility

Rideauview Plaza sits prominently at Meadowlands Drive and Prince of Wales Drive, offering exceptional visibility, direct access to Highway 417, and public transit service via Route 111. With ample on-site parking and easy connections to surrounding residential areas, the location is ideal for medical practices serving Ottawa's central and west-end communities.



Anchored by Passport Canada, Bank of Montreal, Farmer's Pick Grocery, Tim Hortons, and a pharmacy, the plaza benefits from steady daily traffic. Nearby amenities such as Shoppers Drug Mart and McDonald's add further convenience for staff and patients.

The surrounding neighbourhood blends urban convenience with natural beauty, just minutes from Hog's Back Falls, Mooney's Bay, and scenic Rideau Canal pathways. Walkable, bike-friendly streets and nearby green spaces create a welcoming environment for patients, visitors, and professionals alike.

Key Features

Unit 402 – 4,150 sf – turnkey medical office with potential to expand up to 5,585 sf

Units 105 & 14 – Up to 12,641 sf on the ground level

Availability Immediate

Zoning GM

- Short drive to HWY 417 & bus stop on-site
- Ample parking for tenants and visitors
- Convenient on-site amenities
- Population of approx. 59,753 within a 3 km radius



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Medical Office Opportunities at Rideauview Mall

Strategically positioned at the intersection of Meadowlands Drive and Prince of Wales Drive, Rideauview Mall offers a prime opportunity for medical and health-related practices seeking a central, accessible location. The property is just minutes from the Ottawa Civic Hospital, The Royal Mental Health Care and Research Centre, University of Ottawa, Carleton University, Algonquin College, and the new Ottawa Civic Hospital campus, scheduled to open in 2028/2029.

The plaza is anchored by trusted national and local tenants such as Passport Canada, Bank of Montreal, Farmer's Pick Grocery, and Tim Hortons, along with a pharmacy and a range of service-based retailers. This strong tenant mix drives steady daily traffic, ensuring visibility and convenience for both practitioners and patients.

Modern, Accessible Office Space

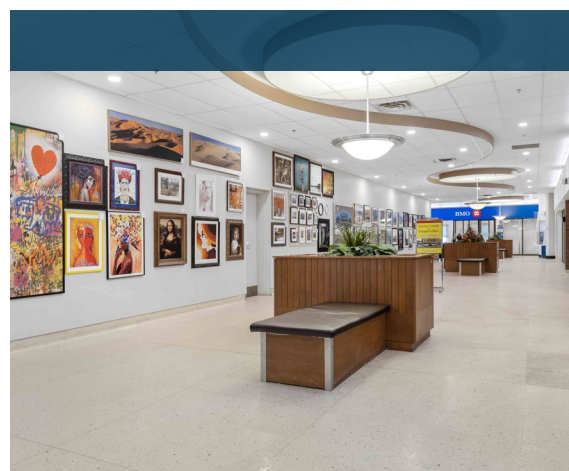
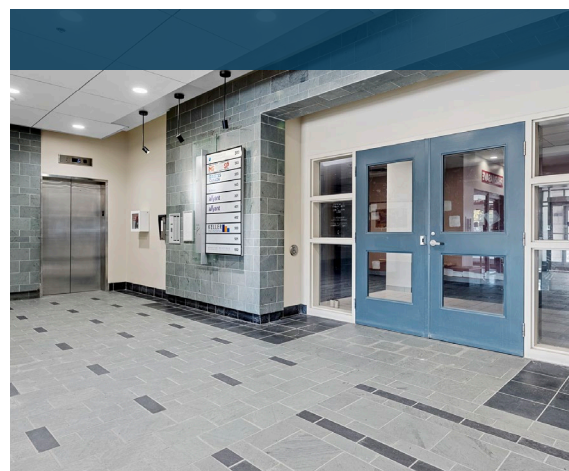
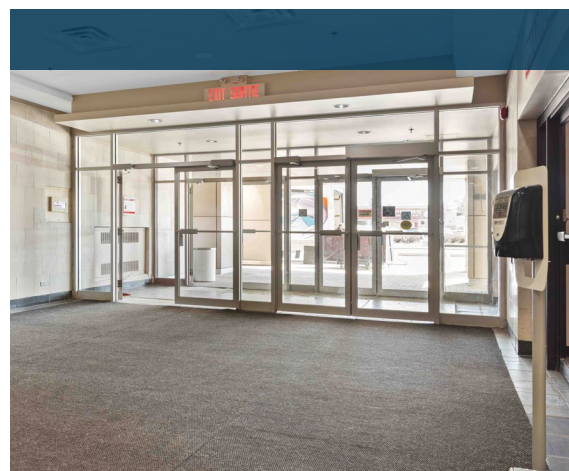
Suite 402 offers 4,150 sq. ft. of turnkey medical office space, thoughtfully designed to support clinical operations. The suite features multiple private offices, exam rooms equipped with sinks, a private washroom, staff breakroom, and a welcoming reception area ready for immediate use.

For tenants requiring additional space, Suite 402 can be combined with adjacent Suite 400A to create a total of 5,585 sq. ft., providing added flexibility for expanding practices or multi-disciplinary medical teams.

All upper-level offices feature bright, open layouts with modern lighting, and professional finishes — ideal for clinics, specialist practices, and health administration offices. The entire second floor is available, offering flexible configurations suitable for medical groups, multi-practitioner clinics, or research and educational organizations affiliated with nearby hospitals and universities.

Ground-Level Medical and Clinical Opportunities

Street-level units are well-suited for walk-in clinics, diagnostic centers, physiotherapy, dental, or wellness practices. Units 14 and 105 can be combined to accommodate larger clinical operations or multi-disciplinary medical environments, with adaptable layouts tailored to specific patient care needs.



		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		Immediate	\$14.00/SF	\$17.46/SF	
302	1,737 SF		Immediate	\$14.00/SF	\$17.46/SF	
400A	1,435 SF	5,585 SF contiguous	Immediate	\$14.00/SF	\$17.46/SF	
<i>Turn-Key Medical Office</i>						
402	4,150 SF		Immediate	\$14.00/SF	\$17.46/SF	
501	5,284 SF		Immediate	\$14.00/SF	\$17.46/SF	



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

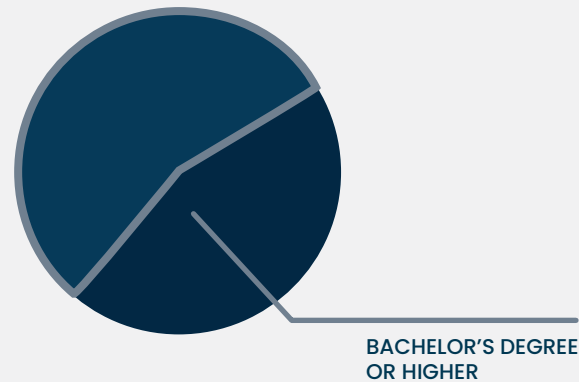


Demographic Data

Rideauview Plaza's proximity to **Carleton University, the University of Ottawa, and Algonquin College** offers a strong advantage for medical users. These institutions generate steady demand for healthcare and wellness services while supplying a skilled pool of health sciences and allied health graduates. The result: a built-in patient base and workforce in an educated, health-focused community –ideal for long-term medical growth.

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 

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.

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

SUITE 402



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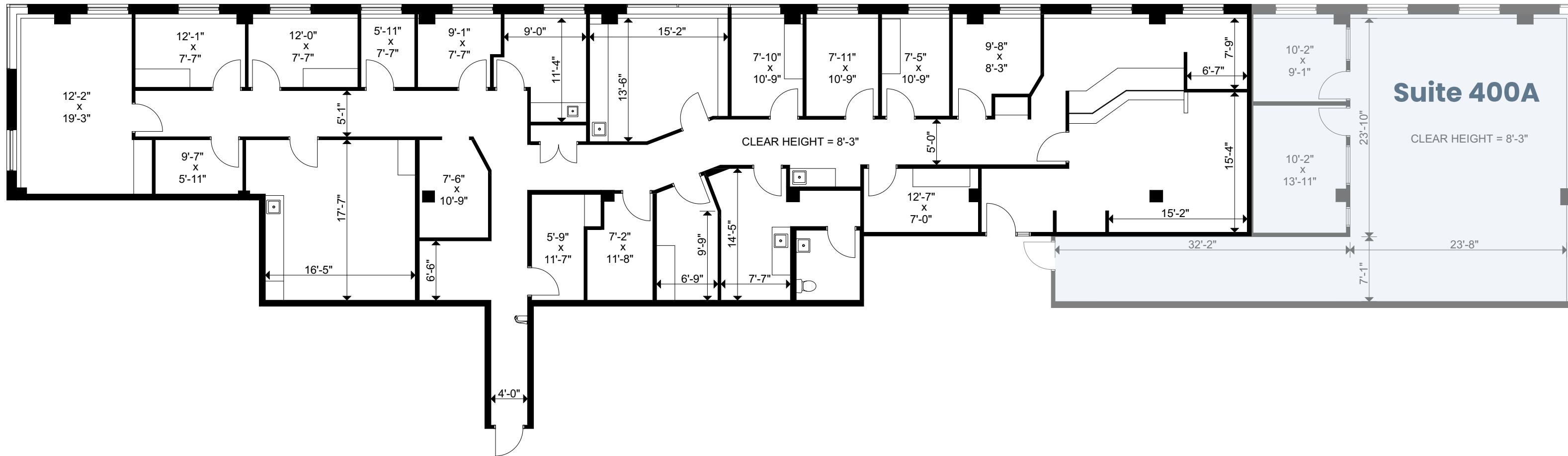
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FLOOR PLAN



4,150 SF Turn-Key Medical Office

Contiguous with Suite 400A - Total 5,585 SF

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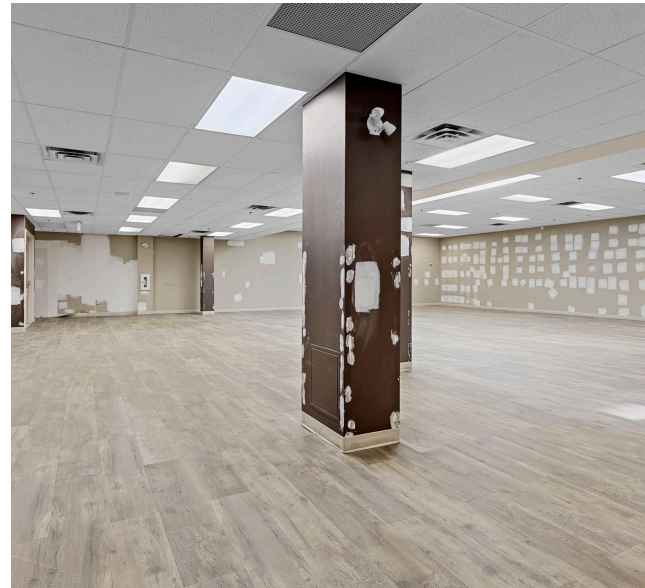
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UNIT 14 - GROUND LEVEL



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UNIT 105 - GROUND LEVEL



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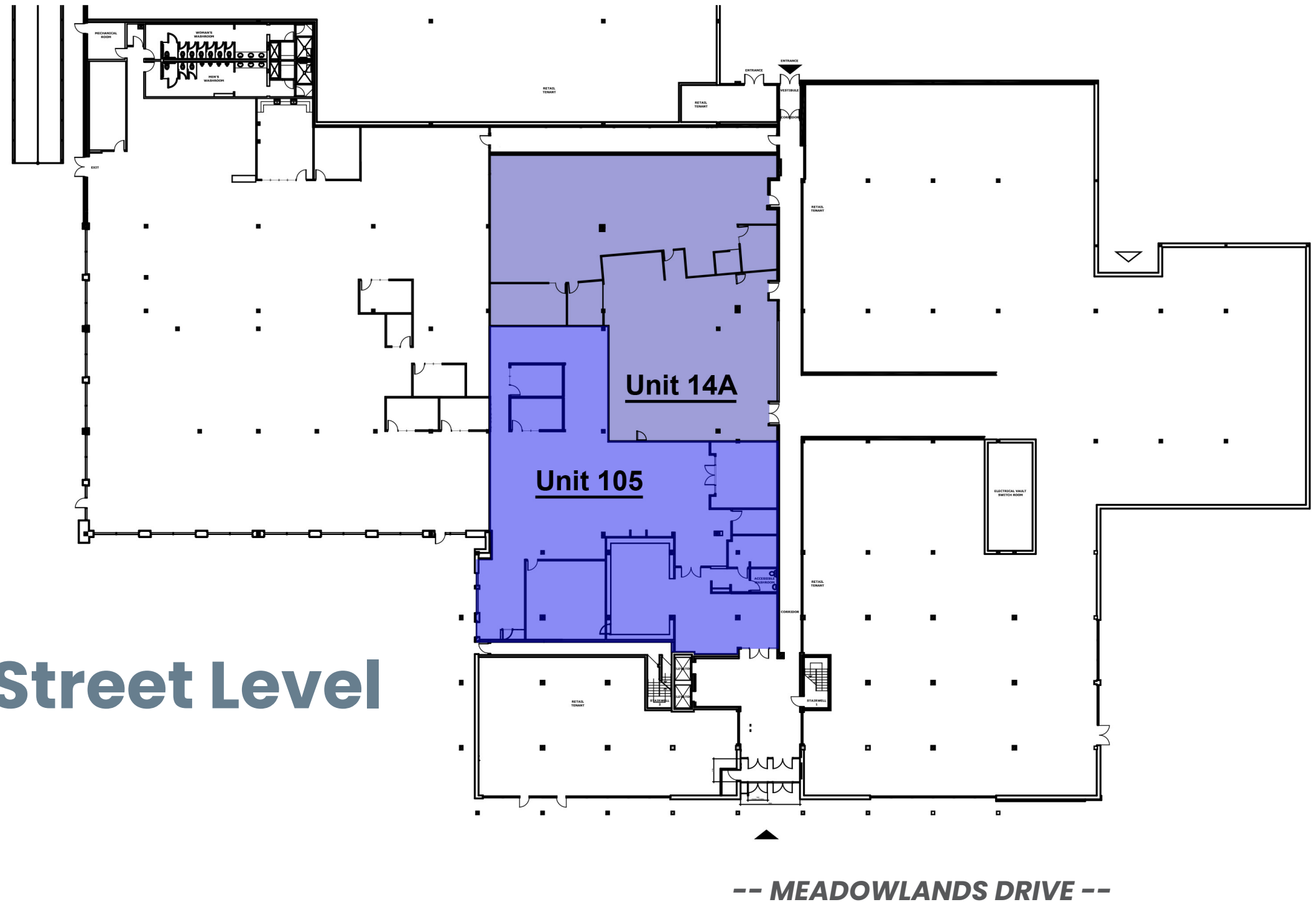
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FLOOR PLAN

Unit 105 6,346 SF

Unit 14 6,296 SF

Up to 12,641 SF - Street Level



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