



### Space Availability

+/- 696 sf to 4,250 sf

### Occupancy

Immediately

### Asking Net Rent (Year 2024)

\$18.00 psf (office)  
\$35.00 psf (retail)

### Additional Rent (2024 estimates)

\$20.30 psf

### Space Highlights

- Bright, professional, office space
- Located in the core of Centretown Ottawa
- Spacious office suites featuring an abundance of natural light
- Includes kitchenette, boardroom, elevator access, and a secure lobby area
- Neighborhood offers several amenities including shopping centers, health facilities, and restaurants.
- Minutes from Highway 417 and accessible to public transit

### Get more information

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Platinum member

# Property Overview

## Office and retail space for lease

381 Kent Street, Ottawa, ON

Address: 381 Kent Street

Year Built: 1973

Building Size: 41,880 sf

LL Unit 1	2,000 sf
Unit 103* (Retail)	696 sf
Unit 201	4,250 sf
Unit 300	854 sf
Unit 325	1,042 sf
<del>Unit 400</del> <b>LEASED</b>	<del>1,556 sf</del>
Unit 407	917 sf
Unit 503	2,022 sf

Net Rent: \$18.00 psf  
\*\$35.00 psf

Available: Immediately

Parking: \$175.00/monthly



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# Gallery

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# Map

## Office and retail space for lease 381 Kent Street, Ottawa, ON



Map data ©2023 Google



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# Location Overview

**Office and retail  
space for lease**  
381 Kent Street, Ottawa, ON



Demographics  
5km Radius



Total  
Population

**242,029**



Average  
Household Size

**1.9**



Average  
Age

**41.8**



Average Household  
Income

**\$106,854.23**



Annual Household  
Expenditure

**\$13,486,168**

## Travel Distances

Highway 417 80 m | 4 mins

Downtown, Ottawa 1.1 km | 5 mins

Nepean, Ottawa 16 km | 19 mins

Kanata, Ottawa 22 km | 17 mins

Ottawa International Airport 12 km | 16 mins



**Bike Score**

**98**



**Walk Score**

**97**



**Transit Score**

**82**

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