



Retail / Office Space FOR LEASE

The Rideauview Plaza
1430 Prince of Wales Drive
(Alternate Address: 885 Meadowlands Drive)
Ottawa, ON.

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District Realty
Corporation Brokerage
districtrealty.com

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Availability

SUITE	SIZE	COMBINE UNITS	OCCUPANCY	PRICE
14	6,296 sf	12,641 sf	Immediate	Price: \$15.00/sf OPC: \$18.31/sf
105	6,296 sf		Immediate	
6	1,400-sf		LEASED	Price: \$15.00/sf OPC: \$18.31/sf
2	2,094 sf		March 1, 2026	Price: \$25.00/sf OPC: \$18.31/sf



Highlights

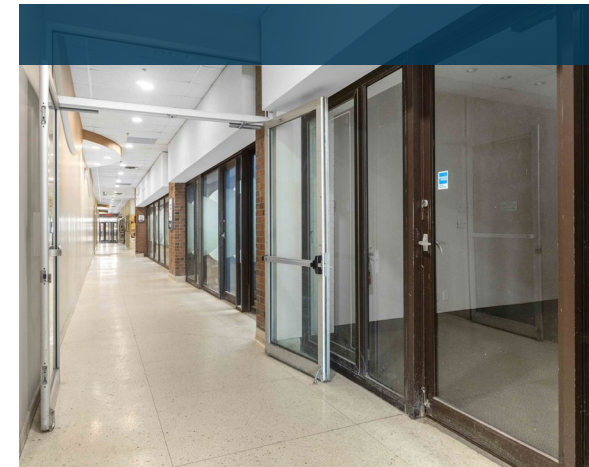
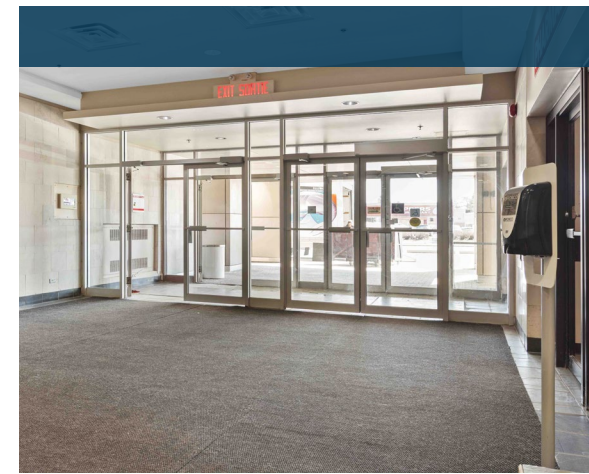
Prominently located at the corner of Meadowlands Drive and Prince of Wales Drive, Rideauview Plaza offers a dynamic mix of professional office suites and ground-level retail space. The plaza is anchored by well-known tenants such as Passport Canada, the Bank of Montreal, Farmer's Pick Grocery, and Tim 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.

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.

Units 14 and 105 can be combined, offering flexibility for large organizations, government agencies, medical practices, educational centres, libraries, an athletic centre, community resource hubs, and businesses connected to nearby institutions such as Carleton University and Algonquin College.

Unit 2, available March 1st, 2026, benefits from direct exterior access and has strong potential for restaurant conversion.

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.



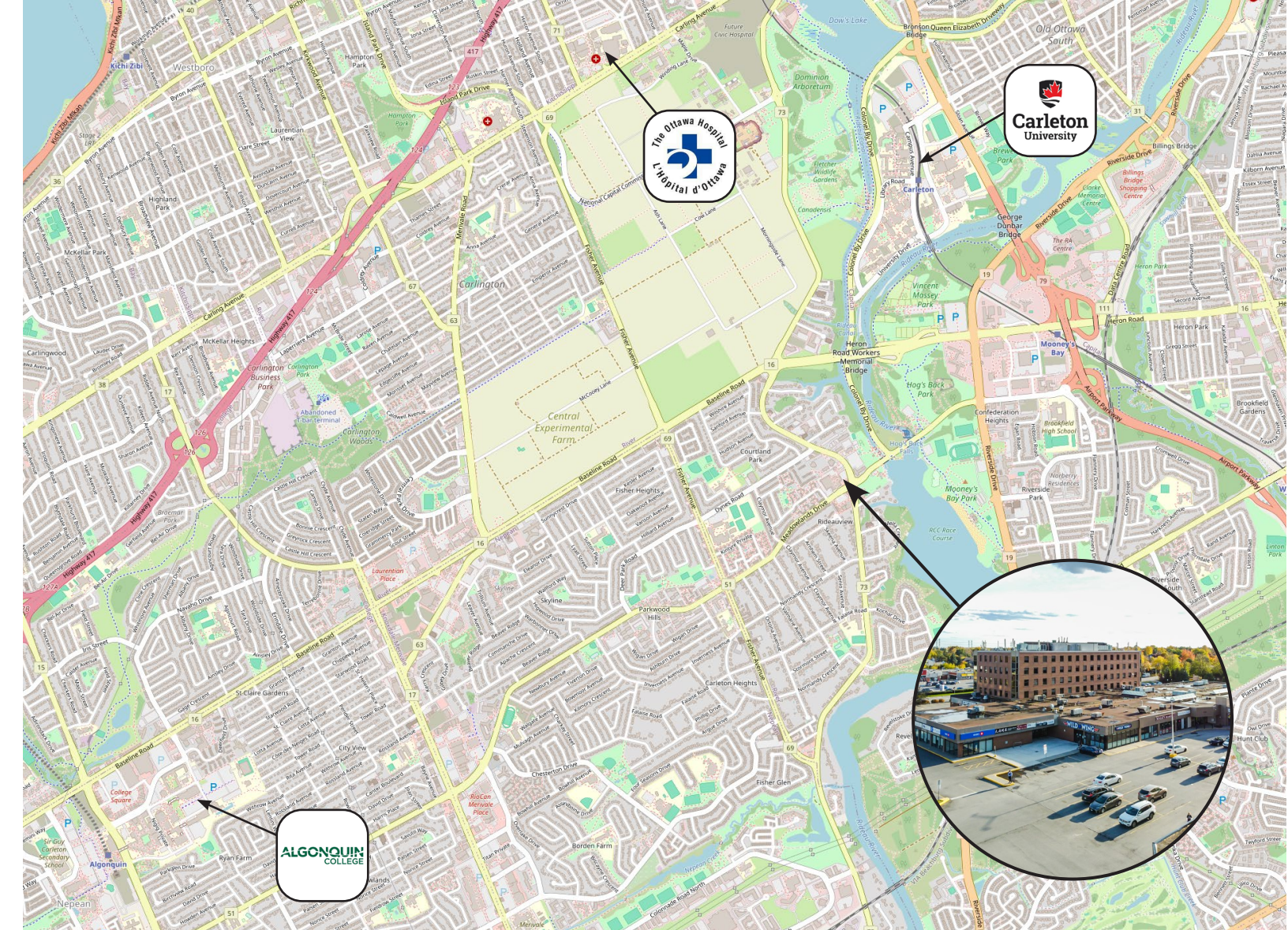
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Location Overview

Rideauview Plaza enjoys a prime location at the intersection of Meadowlands Drive and Prince of Wales Drive, offering exceptional visibility and accessibility. Surrounded by established national and local retailers—including Passport Canada, Bank of Montreal, Farmer's Pick Grocery, Tim Hortons, and a variety of restaurants—the plaza benefits from strong daily foot traffic.

The neighbourhood blends urban convenience with natural beauty, just minutes from Hog's Back Falls and Mooney's Bay, and offers easy access to Highway 417, scenic canal routes, public transit, and nearby institutions such as Carleton University and Algonquin College. Ample on-site parking, walkable streets, and bike-friendly connections make it a highly attractive destination for both businesses and visitors.



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