



# Office Space FOR LEASE

2039 Robertson Road  
Bells Corners, Ottawa West

## Integrity. Dedication. Professionalism

District Realty  
Corporation Brokerage  
[districtrealty.com](http://districtrealty.com)

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**2039 Robertson Road**  
Ottawa

**Price**  
**\$18.00/sf**  
**OPC**  
**\$17.06/sf**



## Highlights

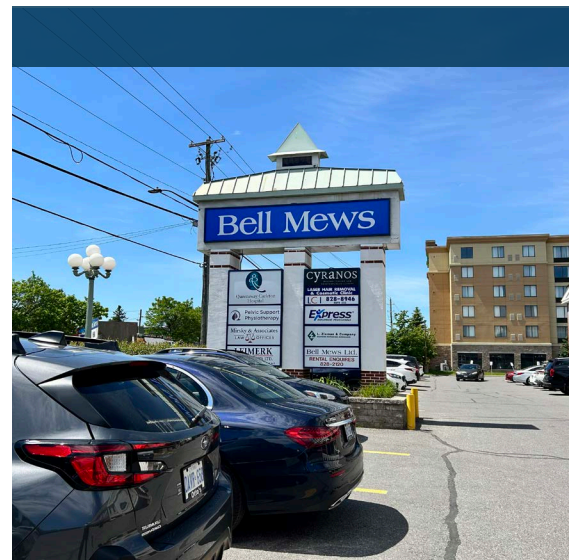
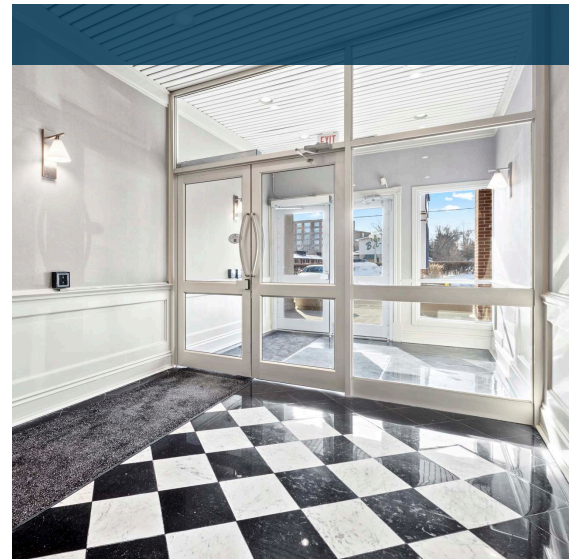
- Bright, adaptable office suites
- Ample on-site parking
- Public transit nearby
- Quick Access to HWY 417
- Ideal for small to mid-size businesses
- Walk to major retailers including Loblaws, Canadian Tire, and a wide range of restaurants

### Prime Office Space for Rent in Bells Corners

Strategically positioned near the intersection of Moodie Drive, this well-located office building combines accessibility, convenience, and exceptional visibility along one of Bells Corners' main thoroughfares. Its prominent location offers easy access to Highway 417, public transit, and nearby amenities making it an ideal setting for businesses seeking both exposure and practicality.

### Flexible Office Suites for Every Stage of Growth

Bell Mews provides a variety of suite sizes designed to accommodate small to medium-sized businesses. Whether you're a dynamic startup, a professional services firm, or an established organization expanding your footprint, you'll find the right space to support your growth.



# AVAILABILITY

SUITE	SIZE	COMBINE UNITS	OCCUPANCY
Suite 234	815 SF		Immediate
Suite 243	1,066 SF		Immediate
Suite 245	955 SF	1,953 SF	April 1, 2026
Suite 247	998 SF		April 1, 2026
Suite 256	613 SF		Immediate
Suite 401	1,250 SF		Immediate
Suite 501	1,401 SF		Immediate

### A Connected, Amenity-Rich Location

Tenants enjoy proximity to an impressive mix of nearby amenities including major retailers such as Loblaws, FreshCo, and Canadian Tire, along with a diverse selection of dining options including McDonald's, Subway, and Tim Hortons. Whether grabbing a quick lunch or running an errand between meetings, convenience is built into every aspect of this location.

### Designed for Business Efficiency

2039 Robertson Road offers bright, adaptable office space well-suited to a range of professional uses from small businesses and startups to regional offices or service providers. Its visibility along a major corridor ensures your business stands out while maintaining easy accessibility for clients and employees alike.



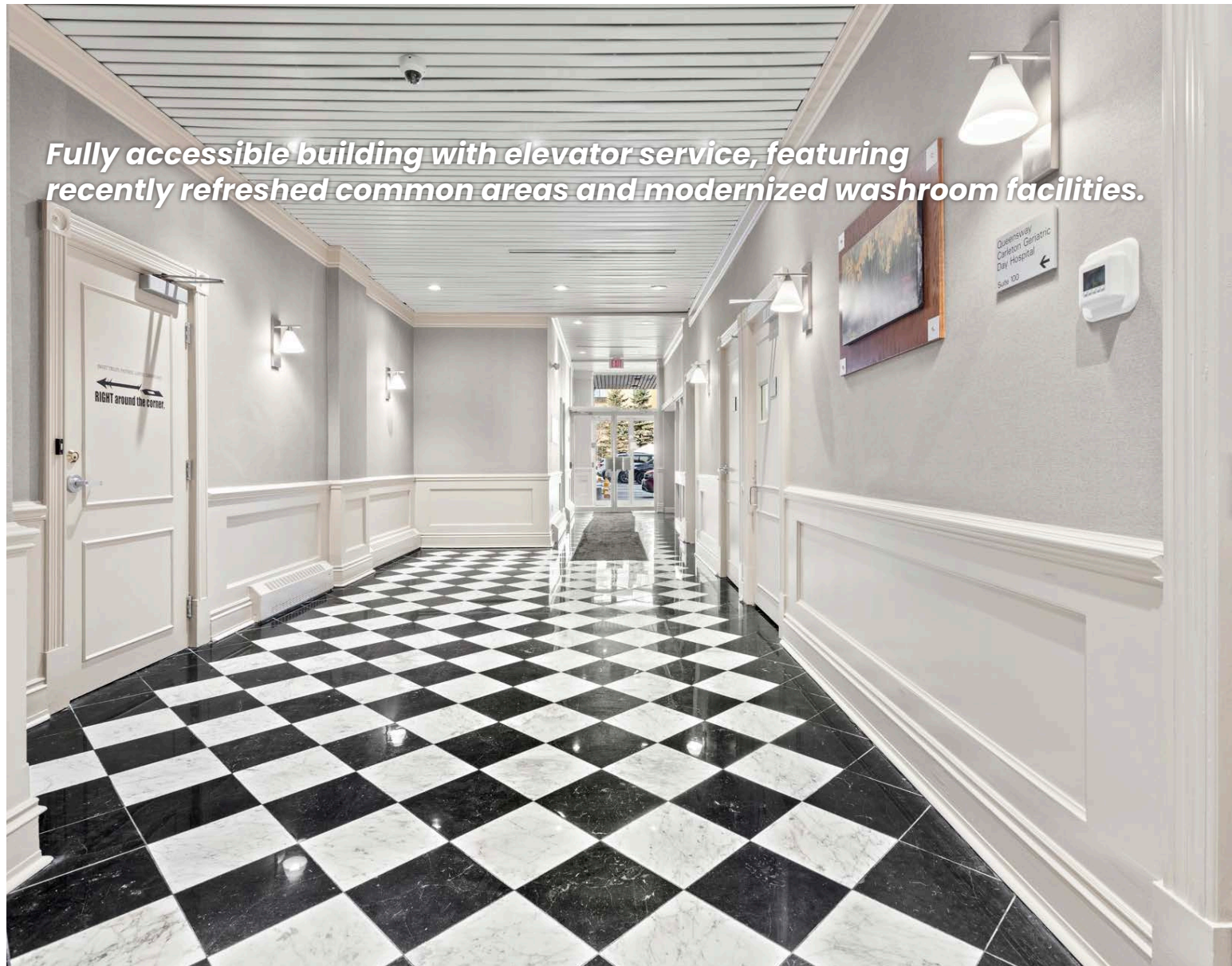
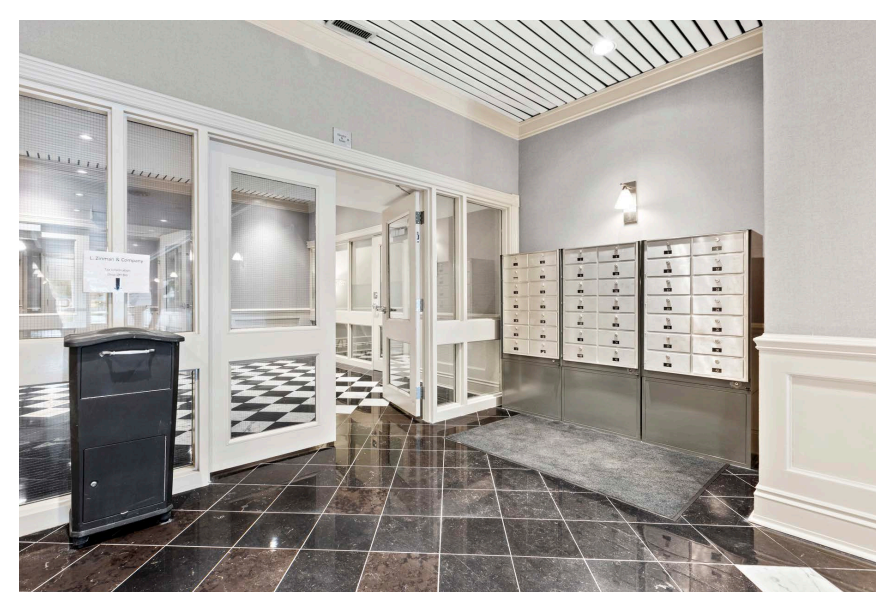
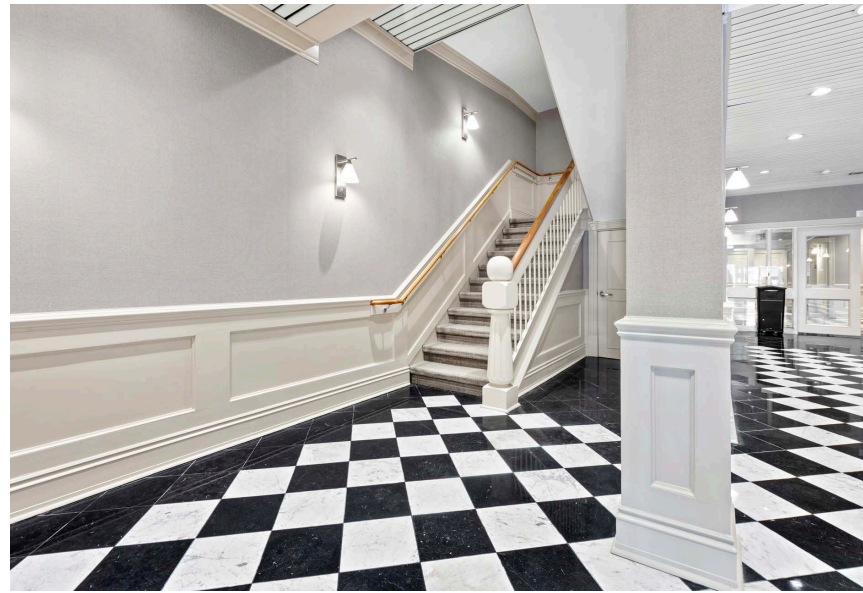
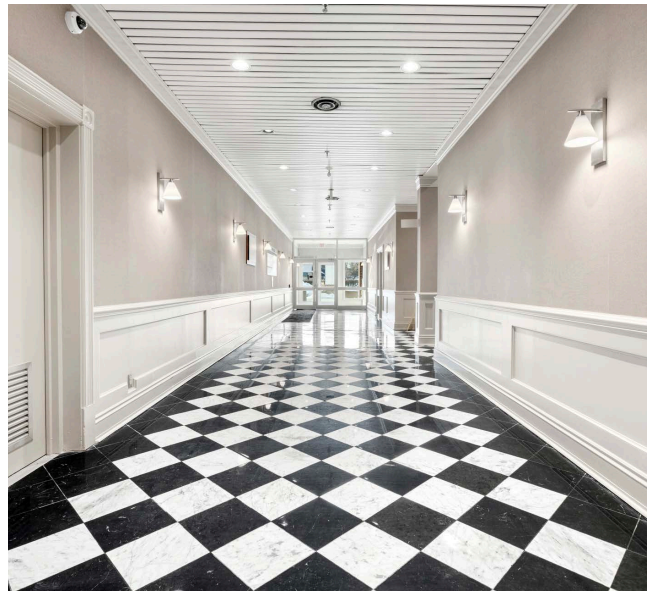
**CONTACT**

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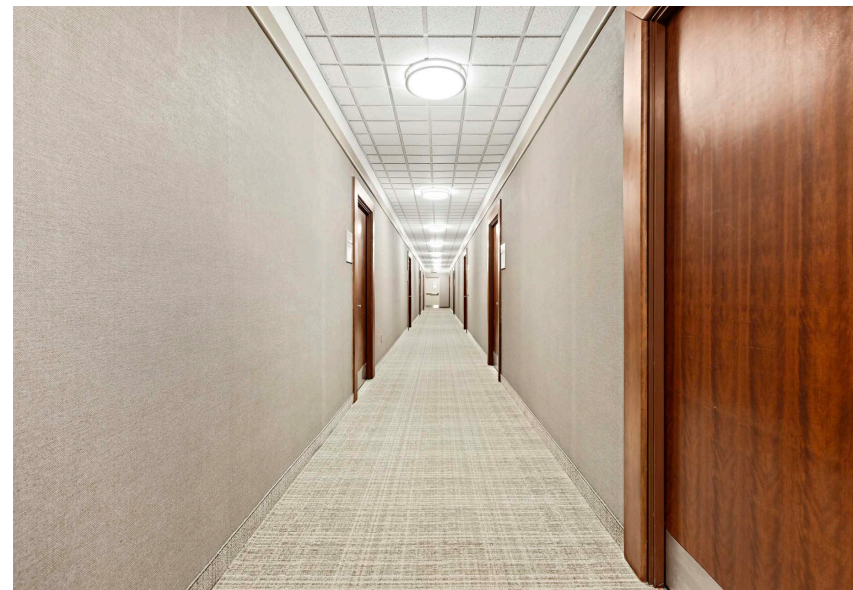
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Jason Shinder, Broker of Record  
CEO

Charles Mirsky, Broker  
COO - Brokerage Services



*Fully accessible building with elevator service, featuring recently refreshed common areas and modernized washroom facilities.*



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# AREA MAP

Positioned along the well-travelled Robertson Road corridor, this location places office users within immediate reach of a wide range of everyday conveniences. Surrounding amenities include national retailers, grocery options, and a variety of quick-service and casual dining establishments, making it easy for staff and visitors to step out for lunch, coffee, or errands throughout the workday. The surrounding commercial node provides a practical, amenity-rich setting that supports a productive office environment.

## Established Business Environment

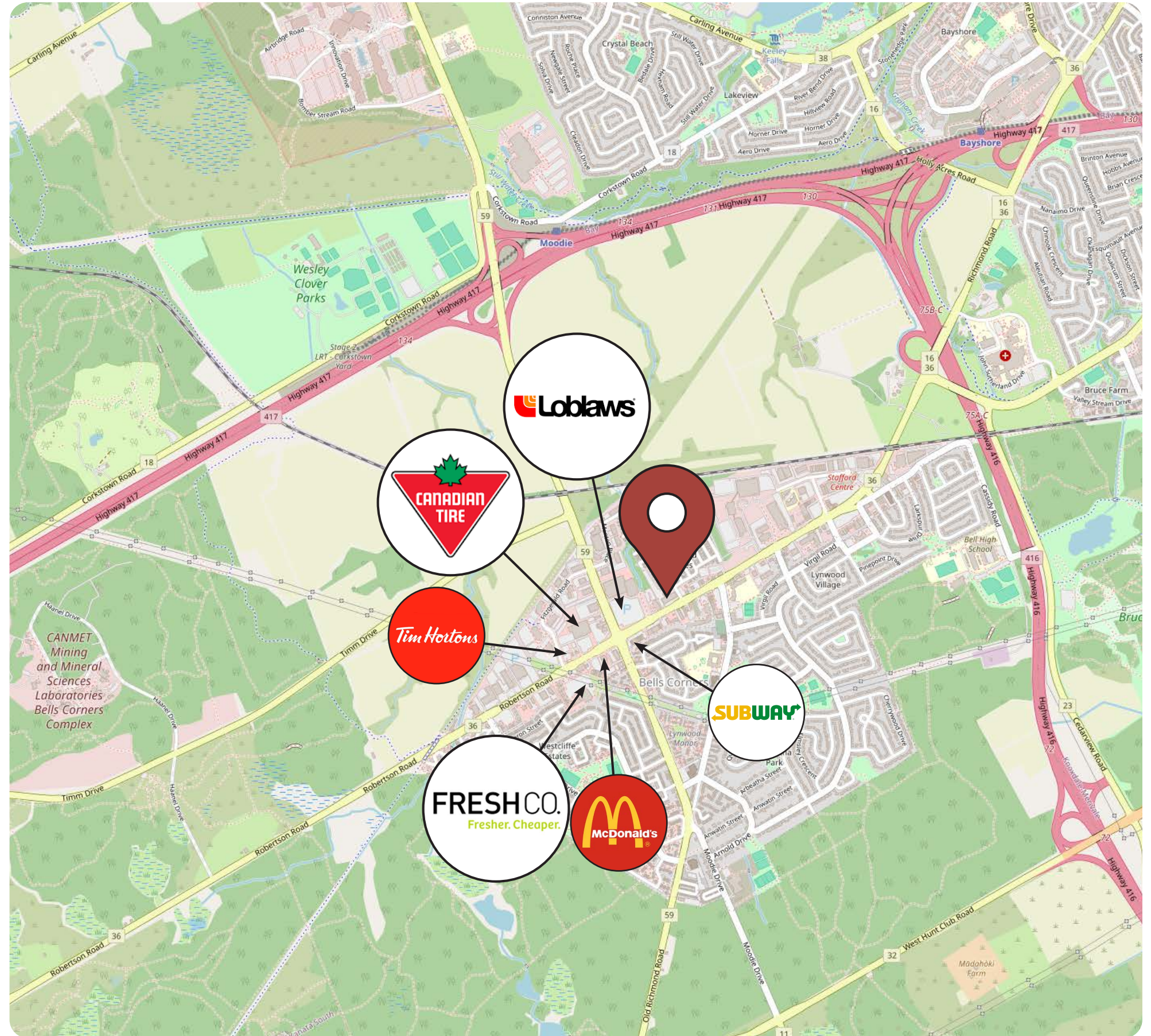
Positioned within a stable, mature community supported by nearby residential density and local services, creating a dependable environment for professional office users.

## Connected for Success

Located along Robertson Road, a prominent arterial route, the property provides strong connectivity to surrounding neighbourhoods and key west-end commercial districts as well as quick access to HWY 417 and 416 and public transit routes.

## Convenience at Your Doorstep

Surrounded by major retailers, grocery stores, and a variety of quick-service dining options, the area offers convenient access to everyday services for employees and clients throughout the workday.



# Demographic Data

Within the surrounding area, the workforce profile reflects a mature, stable community with a strong concentration of educated professionals and experienced household maintainers. The population includes a significant share of individuals with post-secondary and university education, supporting a skilled labour pool well aligned with professional, administrative, technical, and service-oriented occupations.

Household composition trends toward established residents and mid-career professionals, creating a dependable daytime population and a balanced mix of working households and long-term residents. For office users, the area offers access to a well-educated talent base and a surrounding community that supports professional services, business operations, and knowledge-based employment.

## Labor Force Participation

# 64%

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

## Household Characteristics

One or two-person households dominate making up 57%, with household growth expected to reach

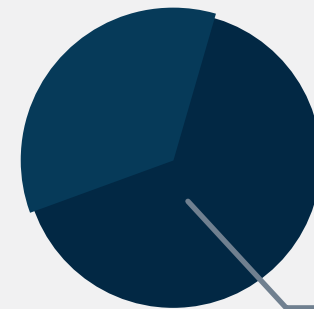
# 27.5% BY 2033



Over 8,953 new households are expected by 2033 – sustained demand that supports long term stability.

## Educational Attainment

Over 65% of residents hold a Bachelor's Degree or higher within a 5 km radius.



BACHELOR'S DEGREE OR HIGHER

## Income Levels

With 18% earning under \$40,000, the range of average household incomes is:

# \$85K TO \$116,917K

## Population Growth

The population within a 5 km radius is projected to reach 103,698 by 2033.

# 23% GROWTH BY 2033

## Age Distribution

The community is home to a balanced and established population, with 81% of the population under 65, reinforcing its strong working-age consumer base.

## MEDIAN AGE IS

# 40



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