

Office Space **FOR LEASE**

1417 Cyrville Road,
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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Price
\$7.00/sf
OPC
\$9.16/sf

Availability

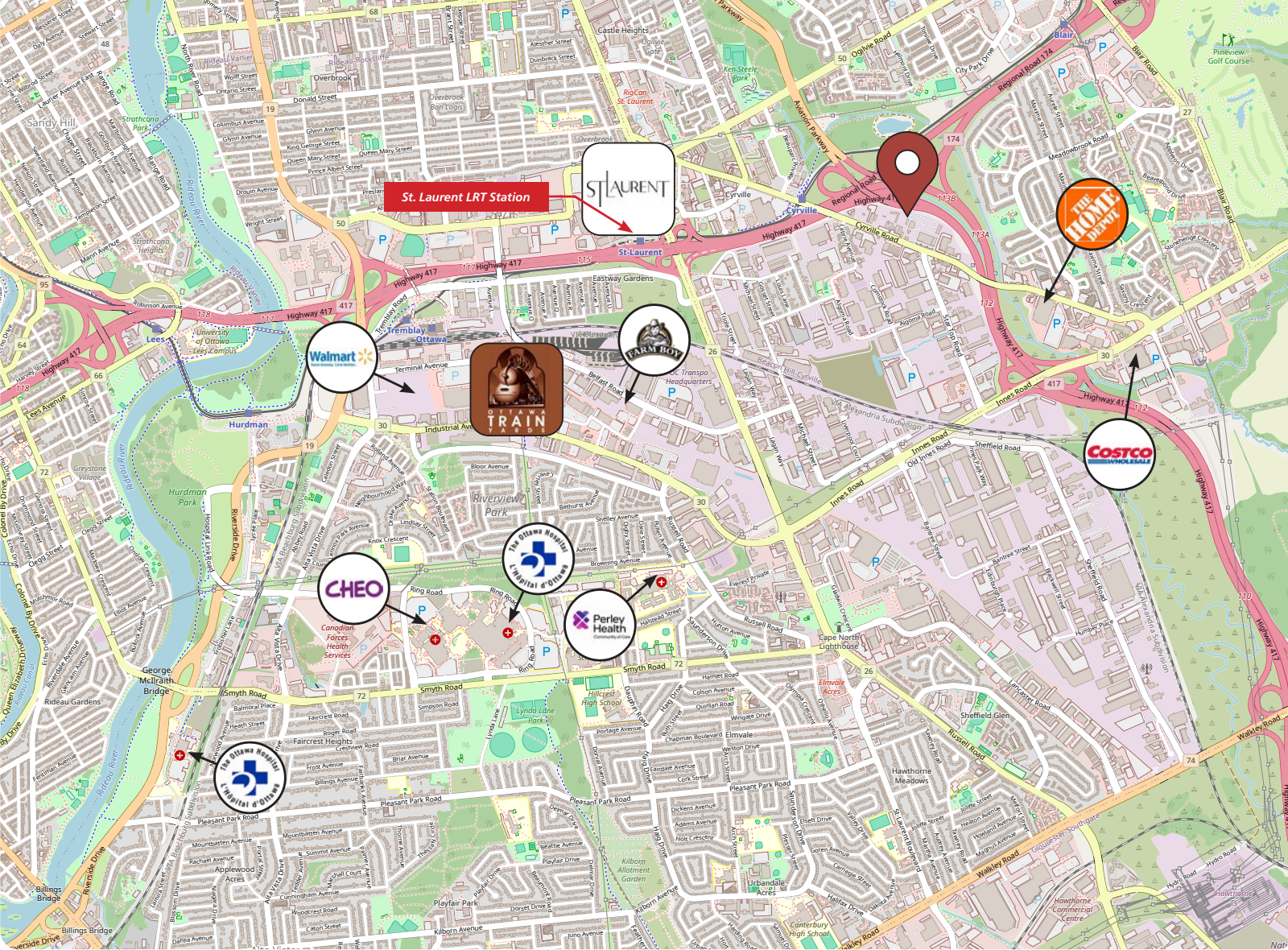
- Unit 201 2,109 sf
- Unit 207 766 sf

- Second floor walk-up office suites with natural light
- Potential for building signage facing HWY 417

Highlights

Affordable second-floor walk-up office suites are available in Ottawa East, offering an excellent solution for businesses seeking functional office space at a competitive lease rate. Well suited to non-profits, contractors, service providers, and other industrial-support businesses, the property provides a practical workspace in an established commercial area.

Conveniently located with quick access to Highway 417 and public transit, the property is just minutes from downtown Ottawa and close to major amenities including St. Laurent Shopping Centre, Ottawa Train Yards, Costco, Home Depot, restaurants, and a wide range of everyday services.



Location Overview

- Immediate access to Highway 417 via St. Laurent Boulevard and Innes Road
- Centrally located with a short drive to downtown Ottawa
- Minutes from St. Laurent Shopping Centre and Ottawa Train Yards
- Close to Costco, Home Depot, Walmart, grocery stores, restaurants, and other daily amenities
- Convenient access to OC Transpo bus routes and St. Laurent LRT Station
Located within Ottawa’s established east-end industrial and business district
- Easy access to surrounding industrial, commercial, and employment hubs

CONTACT

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Jason Shinder, Broker of Record
CEO

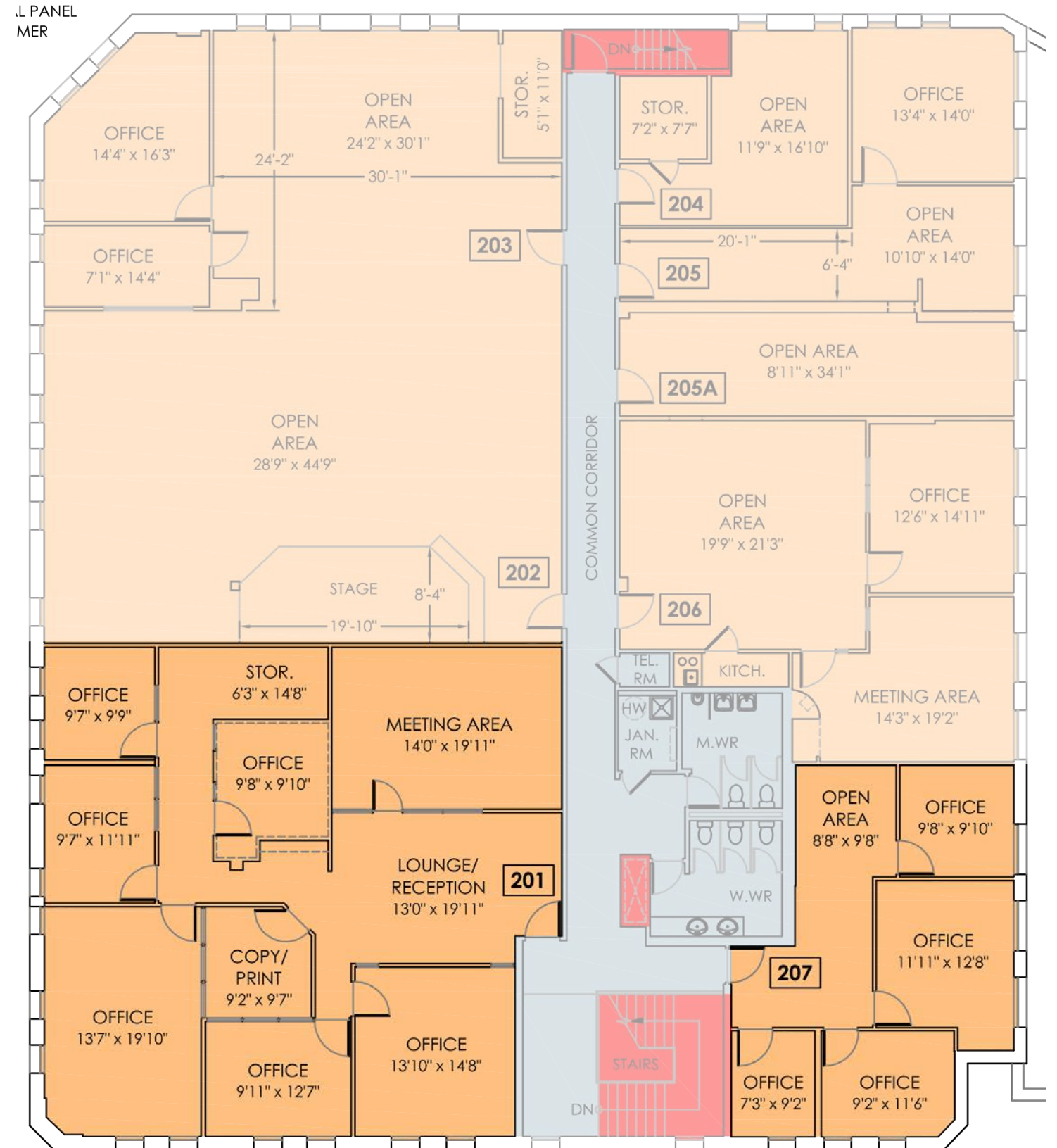
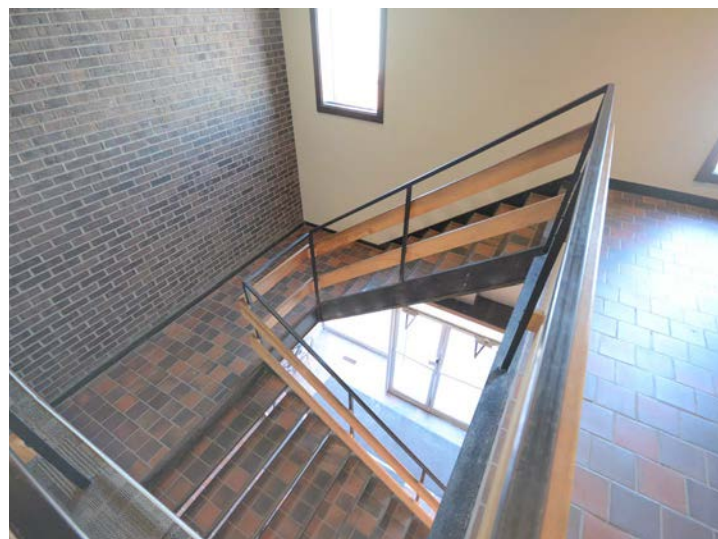
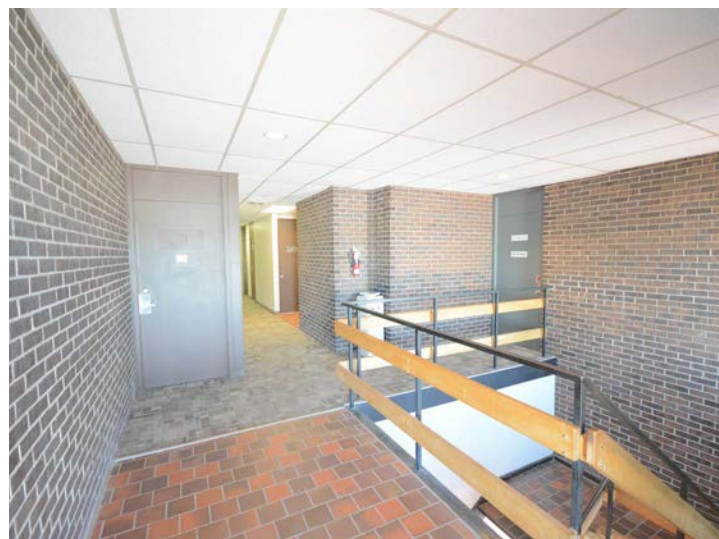
Charles Mirsky, Broker
COO - Brokerage Services

FLOOR PLAN

Suite 201 – 2,109 sf

Suite 207 – 766 sf

- Affordable second-floor walk-up office suites
- Bright interiors with natural light
- Layouts can be customized to meet tenant requirements
- Shared common washrooms
- Ideal for non-profits, contractors, and service-oriented businesses
- On-site parking available



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Demographic Data

CoStar Demographics (2026)

The surrounding 5 km area is home to a large and growing residential population supported by a diverse mix of businesses, institutions, and employment centres. A broad labour pool and established commercial base create a stable environment for organizations seeking accessible, cost-effective office space.

The neighbourhood benefits from a balanced mix of government, healthcare, professional, trades, and service-sector employment, making it well suited to non-profits, contractors, administrative offices, and businesses that support Ottawa's industrial and commercial economy. Continued residential growth is expected to further strengthen the area's long-term business fundamentals

Labor Force Participation

60%

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 70%, with household growth expected to reach

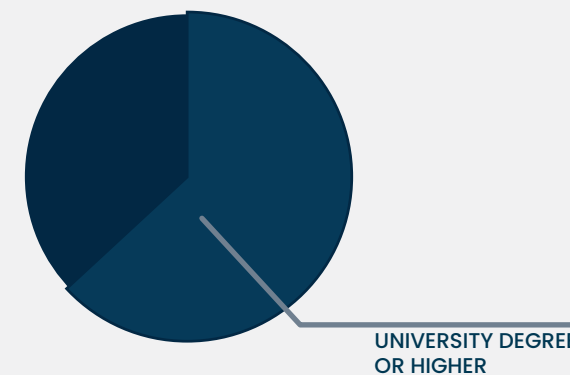
25.4% BY 2033



Over 7,215 new households are expected by 2033 – sustained demand that supports long term leasing stability.

Educational Attainment

Over 63% of residents hold a University Degree or higher within a 5 km radius.



Income Levels

With 30% earning under \$40,000, the range of average household incomes is:

\$64K TO \$93,329K

Population Growth

The population within a 5 km radius is projected to reach 192,565 by 2033.

21.24% GROWTH BY 2033

Age Distribution

The neighbourhood is overwhelmingly working age, with over 80% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

MEDIAN AGE IS

36



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AREA MAP

Situated in Ottawa's established east-end business district, 1417 Cyrville Road offers exceptional connectivity with immediate access to Highway 417, St. Laurent Boulevard, and Innes Road. The central location provides efficient travel throughout the city, making it an ideal choice for businesses that regularly serve clients across the National Capital Region.

Tenants benefit from proximity to a full range of everyday amenities, including St. Laurent Shopping Centre, Ottawa Train Yards, Costco, Home Depot, restaurants, and financial services. Convenient public transit and nearby LRT access further enhance the property's accessibility for both employees and visitors.

Your Brand, Front and Centre

Take advantage of opportunities for prime building signage facing HWY 417.

Vibrant Business Community

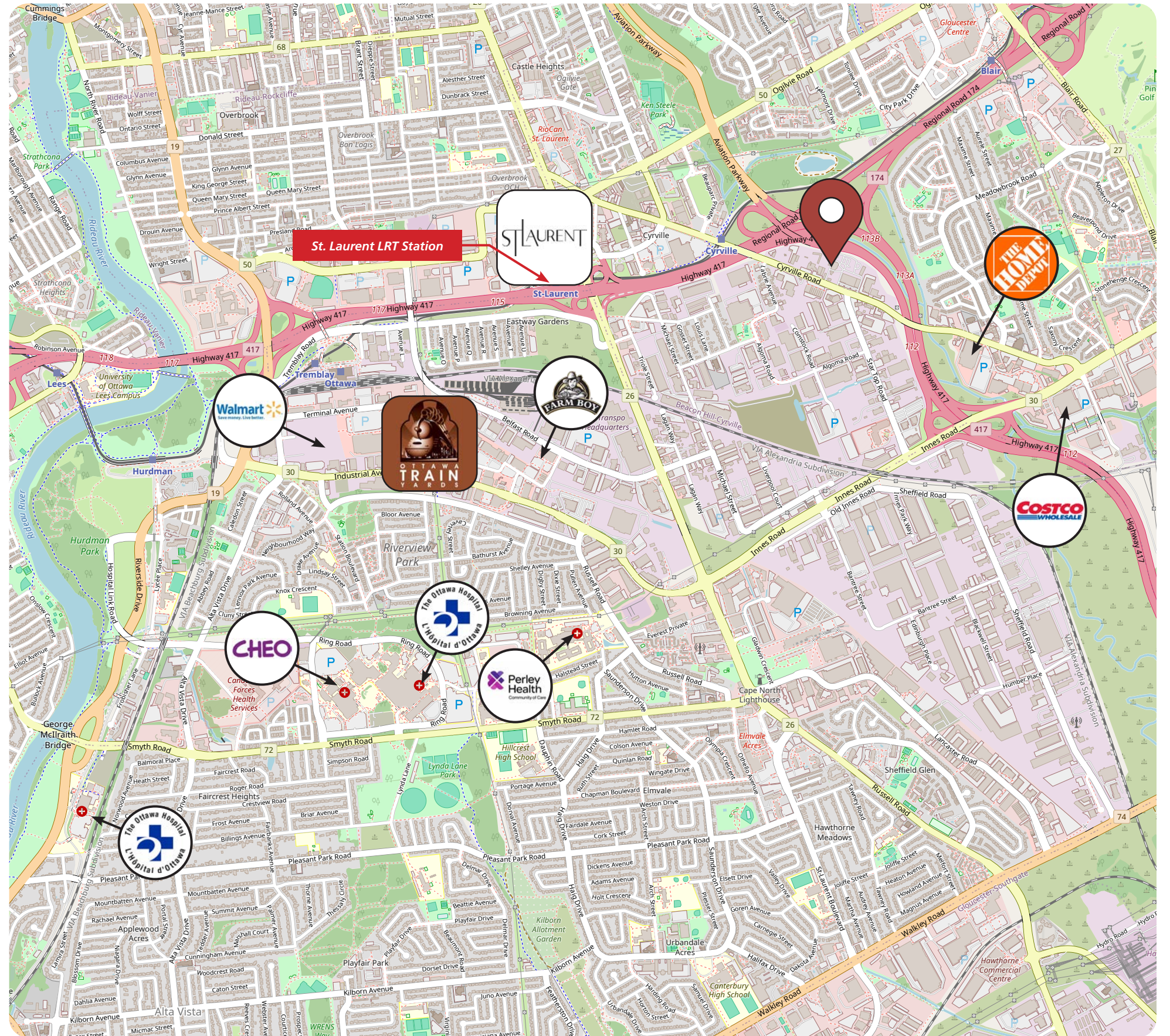
Established east-end commercial and industrial district. Surrounded by a diverse mix of businesses, services, and employment centres

Connected for Success

Immediate access to Highway 417 via St. Laurent Boulevard and Innes Road. Convenient access to OC Transpo routes and St. Laurent LRT Station.

Convenience at Your Doorstep

Close to St. Laurent Shopping Centre and Ottawa Train Yards and minutes from a Wide selection of nearby amenities including Costco, Home Depot, grocery stores, restaurants, and banking.





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