

Office Space **FOR LEASE**

1 Nicholas Street,
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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1 Nicholas Street

Ottawa

Price

\$17.00/sf

OPC

\$11.94/sf

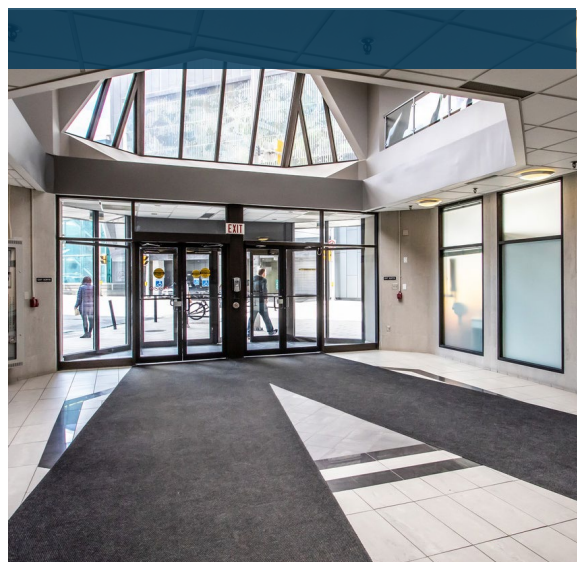


Highlights

Located in the heart of downtown Ottawa, these well-appointed office spaces offer unmatched convenience with immediate access to public transit, Highway 417, and other major thoroughfares.

Bright, sunlit suites can be tailored to meet your exact requirements, with full floors available and flexible demising options for smaller configurations. A wide range of suite sizes ensures an ideal fit for businesses of any scale, from emerging firms to established enterprises. Perfectly suited for professional services, federal government tenants (including PWGSC), and affiliates of the University of Ottawa.

Tenants enjoy on-site features designed for modern work-life balance, including a secure fob-accessible bike room, as well as showers and a locker room for active commuters.



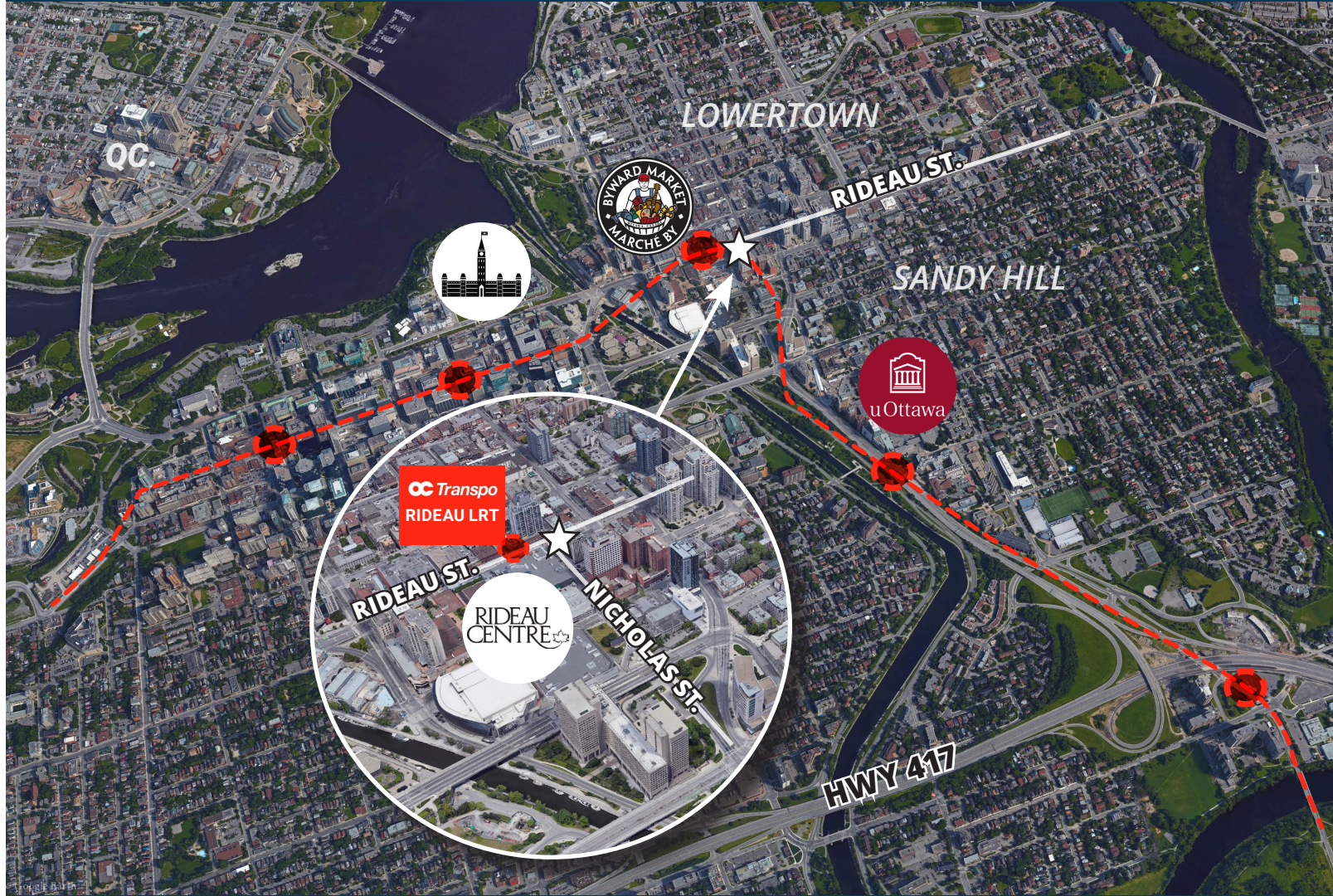
CONTACT

Darren Clare

Director, Leasing & Investment Sales | Sales Representative

613-759-8383

leasing@districtrealty.com



Location Overview

The property is surrounded by a wealth of amenities, from everyday conveniences to vibrant nightlife in the nearby ByWard Market. Just steps from the Rideau Centre and directly connected to the city's LRT system, it also offers quick access to the Alexandra Bridge for seamless travel to Gatineau.

This is a prime downtown location that blends accessibility, flexibility, and prestige—an exceptional opportunity for organizations seeking a strategic Ottawa address.



AVAILABILITY

SUITE	SIZE	COMBINE UNITS	OCCUPANCY
200	12,764 SF		Immediate
302	3,651 SF		Immediate
303	3,820 SF		Immediate
412	2,396 SF		Immediate
430	2,293 SF		Immediate
432	1,487 SF		Immediate
500	3,769 SF		Immediate
520	3,473 SF		Immediate
600	3,010 SF		Immediate
700	1,275 SF		January 1, 2026
702	1,054 SF		Immediate
708	2,076 SF		Immediate
712	3,391 SF		Immediate
800	9,579 SF		Immediate
900	6,999 SF	Up to 10,083 SF contiguous	Immediate
920	3,084 SF		Immediate
1001	2,318 SF		Immediate
1105B	2,982 SF		Immediate
1108B	1,504 SF		Immediate
1210	1,573 SF	Up to 2,477 SF contiguous	Immediate
1216	904 SF		Immediate
1408	2,912 SF		Immediate
1500	3,290 SF		Immediate
1510	1,354 SF		January 1, 2026

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