

FOR SALE

Built-Out Premium Office Condo's

Fully finished, high ceilings second level office condominiums available together or separately.



Accelerating success.

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PRICE REDUCED



Property Overview

Located in the Ottawa Business Park along busy St. Laurent Boulevard, this office condo offers a practical opportunity to own two side by side units totaling approximately 2,000 square feet (also available separately). Each 1,000 square foot space is efficiently laid out fully finished and well suited for a range of professional or medical uses, whether occupied together or separately. The building provides ample on-site parking and convenient access to Highway 417, with public transit nearby. Surrounded by a wide range of retail, restaurants, and everyday services, the property offers strong visibility and accessibility, making it an ideal option for an owner occupier or investor.

Total List Price:
~~\$1,150,000~~ **\$900,000**

Price Per Unit:
~~\$575,000~~ **\$450,000**

Civic Address
2250 St. Laurent Boulevard, Suite 201 & 202

Location
Located at the corner of St. Laurant Boulevard and Conroy Road.

Legal Description
UNIT 1, LEVEL 2, OTTAWA CARLETON STANDARD CONDOMINIUM PLAN NO. 1083 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC2413975 CITY OF OTTAWA

UNIT 2, LEVEL 2, OTTAWA CARLETON STANDARD CONDOMINIUM PLAN NO. 1083 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC2413975 CITY OF OTTAWA

PIN Number
Suite 201: 160830009 and Suite 202: 160830010

Type of Property
Commercial Office Condos

Total Area
2,000 SF

Unit Area
Suite 201: 1,000 SF and Suite 202: 1,000 SF

Property Taxes (2026)
Suite 201: \$6,936.18 and Suite 202: \$6,600.98

Condo Fees
Suite 201: \$609.39 and Suite 202: \$577.17 (taxes included)

Parking
Ample on-site

Availability
Immediately



DEMOGRAPHICS
(5KM Radius)



Current Population
152,101



Median Household Income
\$103,959



Median Age
37.5



Total # of Households
60,358



Average Household Size
2.5

Source: Colliers Hydra 2025

Location Overview

The property is located within the Ottawa Business Park in Ottawa’s east end, just north of Walkley Road and west of St. Laurent Boulevard. This established business node accommodates a diverse mix of office, light industrial, and service-oriented users, with strong visibility and convenient access to surrounding commercial areas.

Connectivity is a key advantage, with immediate access to Highway 417 via nearby interchanges at St. Laurent Boulevard and Walkley Road, allowing for efficient travel across Ottawa. The area is also well served by OC Transpo routes, supporting accessible commuting options for employees.

A full range of nearby amenities enhances the appeal of the location, including St. Laurent Shopping Centre and an array of restaurants, cafés, and service retailers. Additional nearby conveniences include hotels, fitness facilities, and everyday services that cater to both employees and visitors.

Surrounded by established residential neighbourhoods and complementary commercial uses, the Ottawa Business Park continues to attract a broad tenant base seeking a central, amenity-rich, and highly accessible east-end location.





Suite 201



Suite 202



Suite 201



Suite 202



Stairway



Suite 202



Suite 201



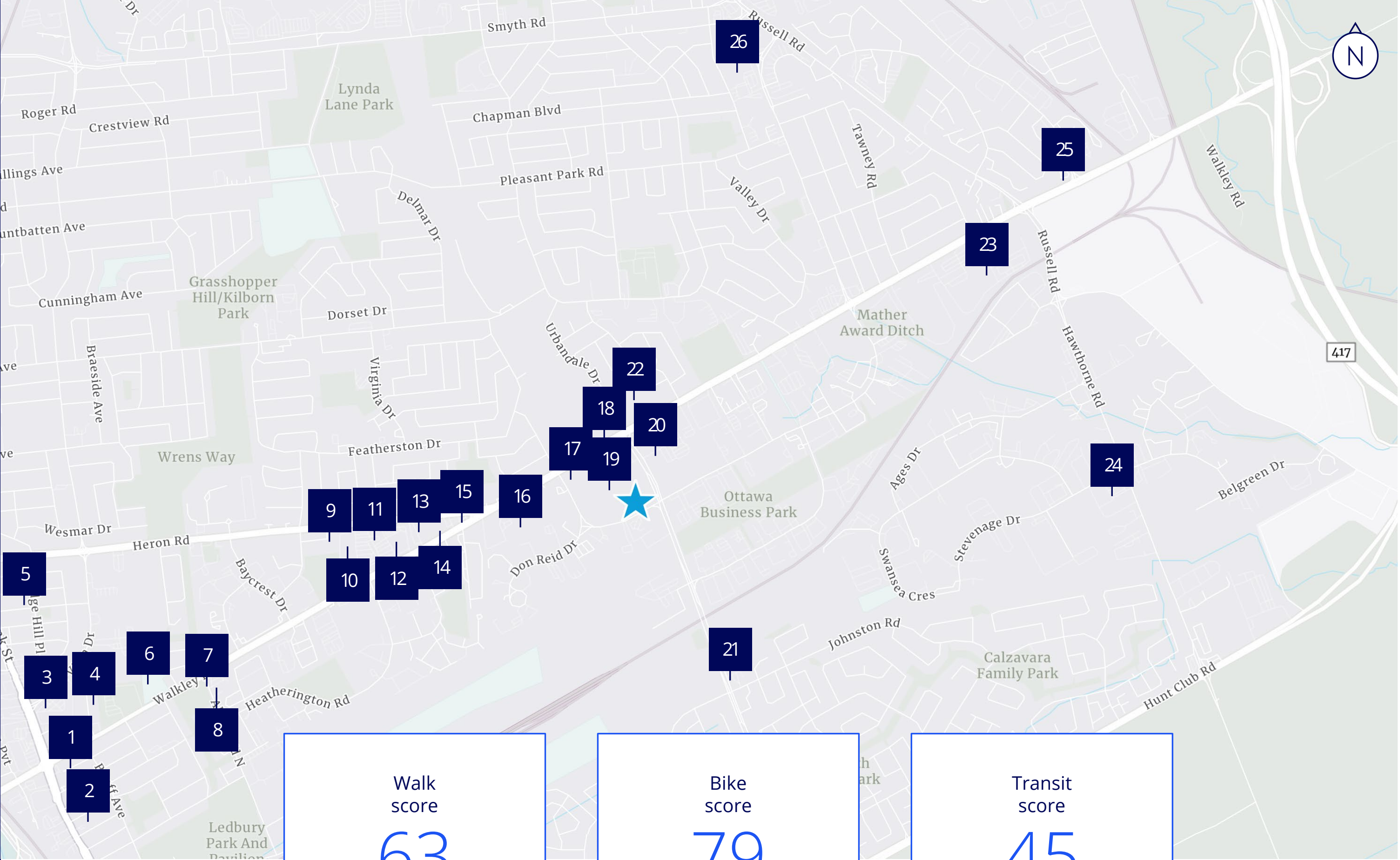
Suite 202



Suite 201

Nearby Amenities

- 1. Petro Canada
- 2. Pizza Hut
- 3. Loblaws
- 4. Cora Breakfast
- 5. Tim Hortons
- 6. Jim Durell Recreation Centre
- 7. Dairy Queen
- 8. Dollar Mart
- 9. Pet Smart
- 10. Tahini's
- 11. Scotiabank
- 12. Food Basics
- 13. A&W Canada
- 14. McDonalds
- 15. MacEwen Gas Station
- 16. Dymon Storage/Marcello's
- 17. Tim Hortons
- 18. ESSO
- 19. Boston Pizza
- 20. Fit4Less
- 21. Petro Canada
- 22. Smash Burgers
- 23. Giant Tiger
- 24. A&W Canada/Tim Hortons
- 25. Tim Hortons
- 26. Elmvale Shopping Centre



Walk
score

63

Bike
score

79

Transit
score

45

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