

# Office Space **FOR LEASE**

1000-1010 Belfast Road,  
Ottawa



## Integrity. Dedication. Professionalism

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

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# 1000-1010 Belfast Road

Ottawa

Price  
\$14.50/sf  
OPC  
\$13.34/sf



## Key Features

**Suite B205:** 2,767 sf

**Available:** November 1, 2026

**Zoning:** MS2 – Mainstreet Zone 2

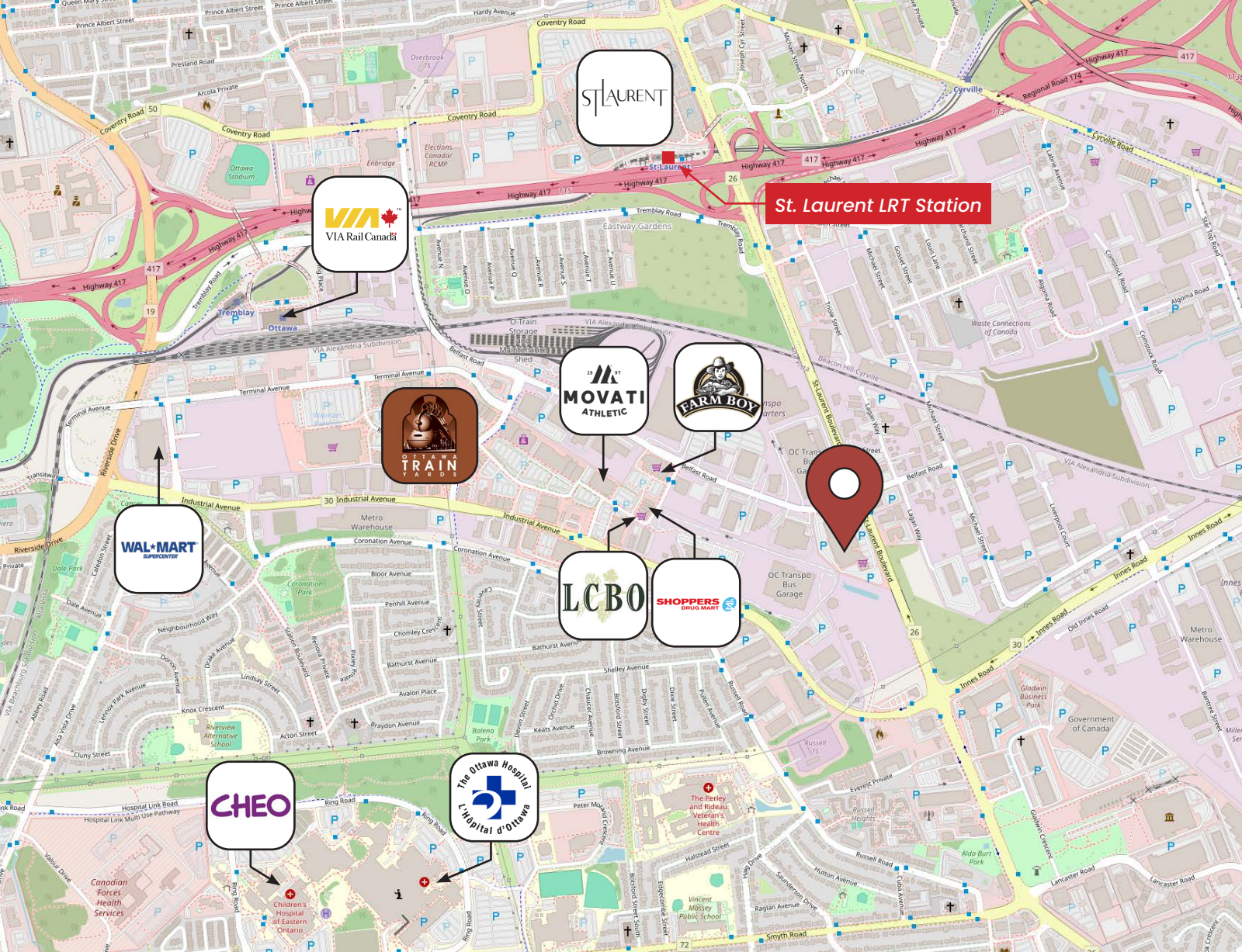
- Second floor walk-up office space
- Parking on-site
- Potential for pylon signage along St. Laurent and Belfast Road
- Efficient layout with a breakroom and plenty of natural light



## Highlights

Suite B205 is a bright second-floor walk-up office featuring large windows that provide abundant natural light. The functional layout includes one private office, a breakroom, and ample open workspace that can accommodate a variety of office configurations.

Tenants benefit from outstanding on-site convenience, with a full-service grocery store in the building and a variety of restaurants and quick-service dining options just steps away. Ample surface parking provides easy access for employees and visiting clients, without the cost and inconvenience associated with downtown office locations.



## Location Overview

Located at the intersection of Belfast Road and St. Laurent Boulevard, 1000 Belfast Road is strategically positioned within Ottawa's established east-end employment corridor. The property offers excellent connectivity across the city via Highway 417, major arterial roads, and multiple OC Transpo routes.

St. Laurent Shopping Centre, Ottawa Train Yards, and the Ottawa Train Station are all minutes away, providing convenient access to shopping, dining, services, and transit. Ample on-site surface parking ensures easy access for employees, clients, and visitors.



**CONTACT**

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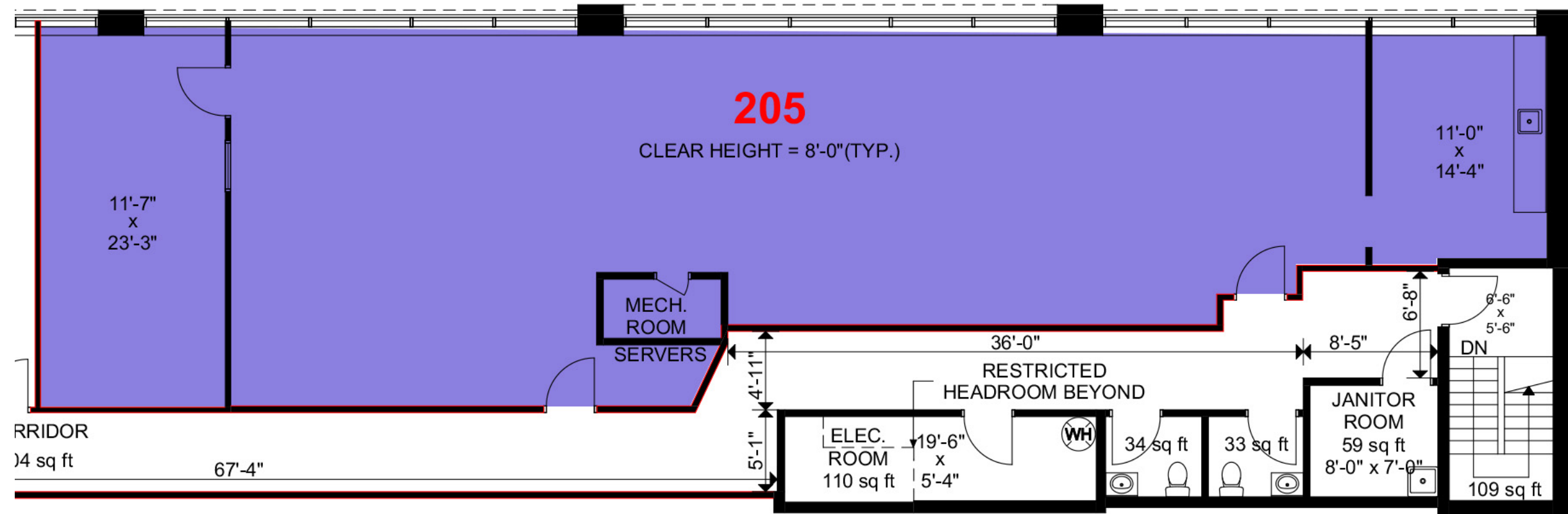
Jason Shinder, Broker of Record  
CEO

# Floor Plan

Suite 205 – 2,757 SF

Bright second-floor office space featuring large windows that provide abundant natural light, with convenient access to common washrooms.

The suite is currently configured with a kitchenette, one private office, and a generous open workspace suitable for workstations, collaborative areas, or a flexible office layout.



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# Demographic Data

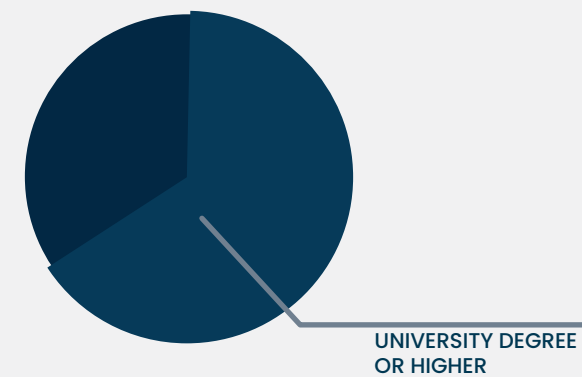
CoStar Demographics (2026)

*The surrounding area is supported by a large and growing population, with a strong concentration of working-age residents and broad participation in the labour force. Continued population and household growth will further strengthen the local employment base and support demand for conveniently located professional services.*

*The area also offers access to a well-educated and diverse talent pool, with residents employed across business, finance, administration, government, education, management, science, health, and other professional sectors. This depth of local talent makes the location well suited to office tenants seeking to attract employees from across a range of industries.*

## Educational Attainment

Over 65% of residents hold a University Degree or higher within a 5 km radius.



## Income Levels

With 32% earning under \$40,000, the range of average household incomes is:

**\$62K**  
TO \$93,162K

## Labor Force Participation

**62%**

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 71.7%, with household growth expected to reach

**24.5%  
BY 2033** 

Over 24,209 new households are expected by 2033 – sustained demand that supports long term leasing stability.

## Population Growth

The population within a 5 km radius is projected to reach 256,568 by 2033.

**20.27%**  
GROWTH  
BY 2033

## Age Distribution

The neighbourhood is overwhelmingly working age, with over 82% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

**MEDIAN AGE IS**

**38** 

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# AREA MAP

Located at the corner of Belfast Road and St. Laurent Boulevard, 1000 Belfast Road offers a highly accessible location within Ottawa's established east-end employment corridor. Highway 417, major arterial roads, multiple transit routes, and the Ottawa Train Station are all nearby, providing convenient connections across the city and beyond.

Tenants are minutes from St. Laurent Shopping Centre and Ottawa Train Yards, with a broad selection of shopping, dining, and everyday services close at hand. Ample on-site parking provides added convenience for employees, clients, and visitors.

## Your Brand, Front and Centre

Prominent pylon signage opportunities offer strong visibility along St. Laurent Boulevard and Belfast Road.

## Vibrant Business Community

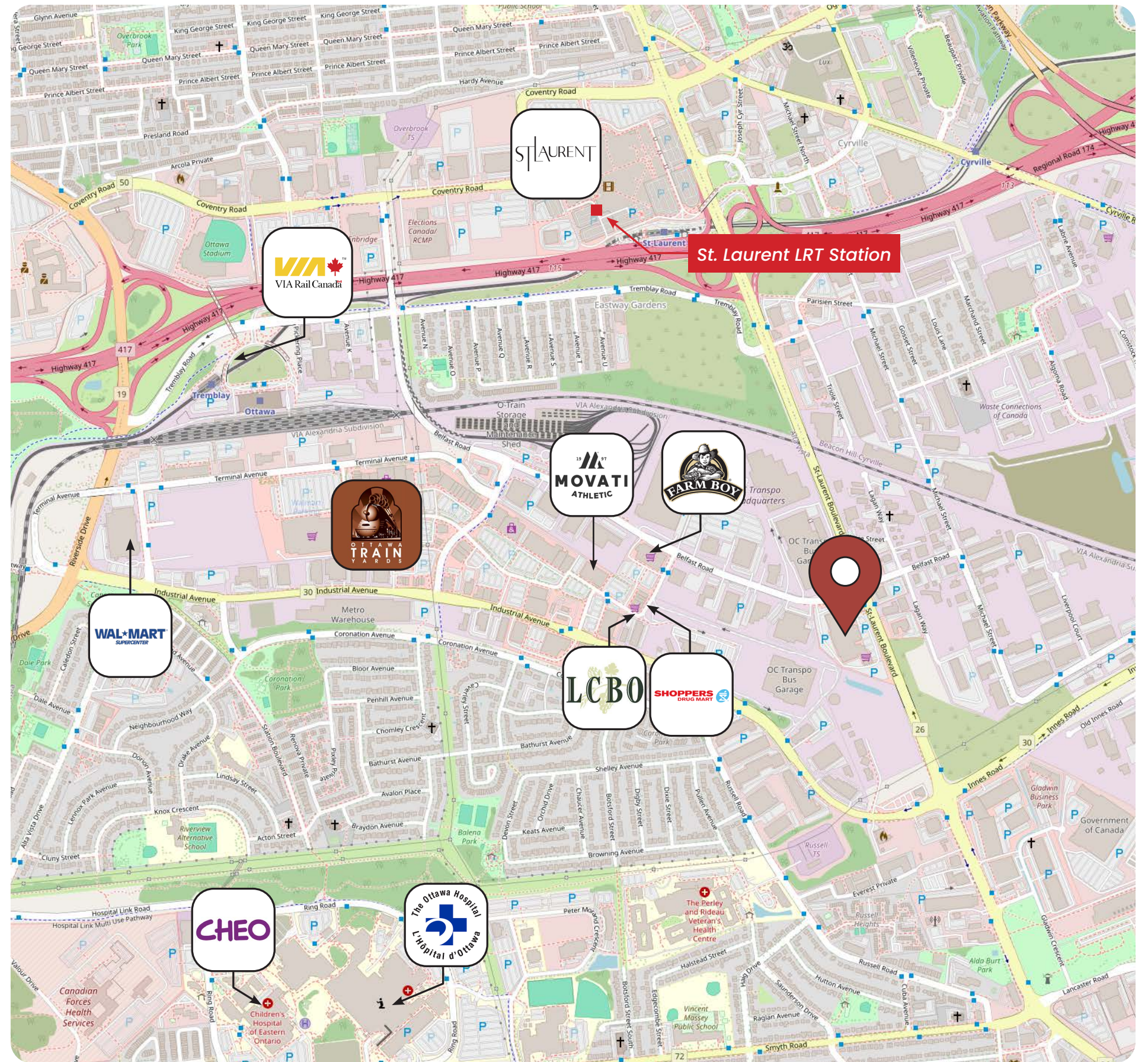
Surrounded by established retailers, offices, industrial businesses, and major employment centres.

## Connected for Success

Quick access to Highway 417, major arterial routes, public transit, and the Ottawa Train Station.

## Convenience at Your Doorstep

On-site grocery, dining, and ample surface parking, with St. Laurent Shopping Centre and Ottawa Train Yards nearby.



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