



# Office Space **FOR LEASE**

411 Roosevelt Avenue,  
Ottawa | Westboro

## Integrity. Dedication. Professionalism

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

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# 411 Roosevelt Avenue

Ottawa | Westboro

Price

\$17.50/sf

OPC

\$21.60/sf



## Availability

|           |          |                |                     |
|-----------|----------|----------------|---------------------|
| Suite 200 | 3,048 SF | Immediate      |                     |
| Suite 300 | 1,261 SF | 30 Days Notice | 3,402 SF Contiguous |
| Suite 309 | 2,141 SF | Immediate      |                     |

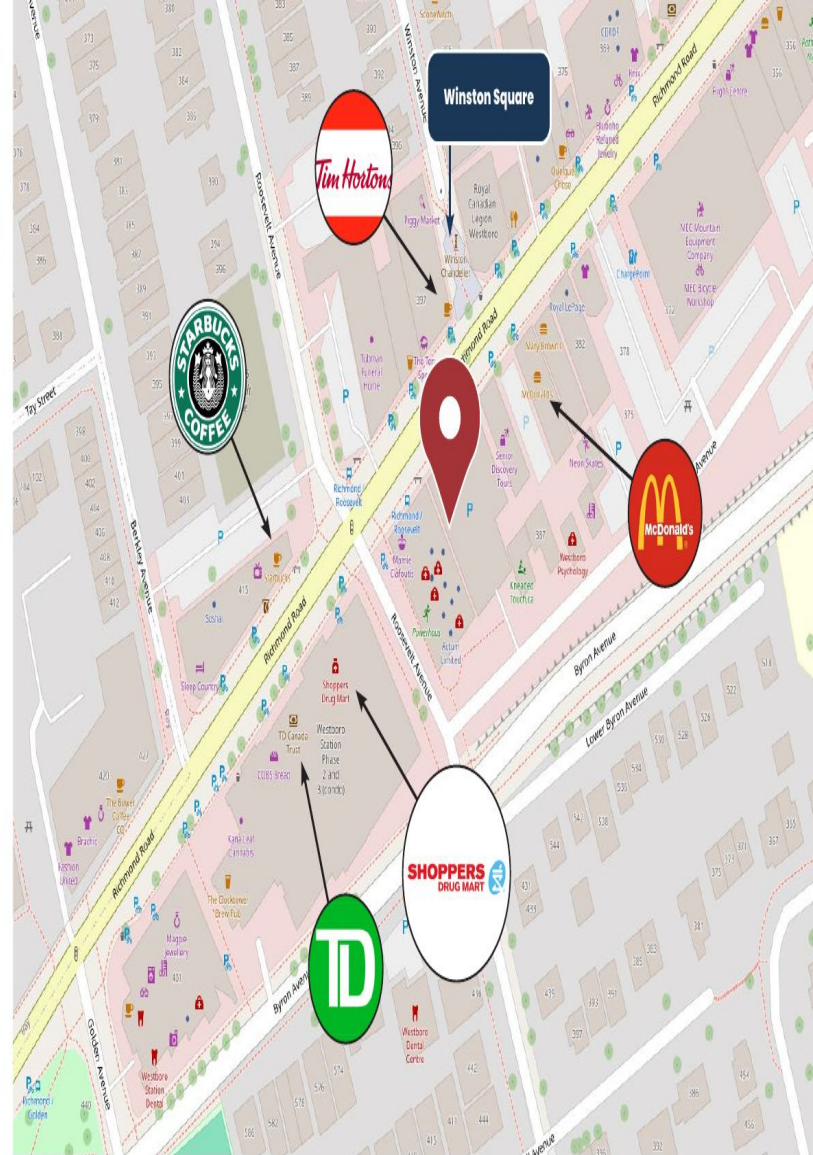


## Key Features

- **On-Site Parking**
  - Parking Ratio: 1/663 SF
  - Indoor Parking - \$120.00/month + HST
  - Outdoor Parking - \$85.00/month + HST
- **Accessible building with elevators**
- **New bike parking on Danforth**
- **6 minute walk to future Kichi Zibi LRT Station** (opening 2027)
- **Zoning: MS1 H(24)**
- **Quick access to HWY 417**
- **Westboro BIA membership** amplifies your presence, equipping tenants with visibility, connections, and insights to help you grow your business.

## Highlights

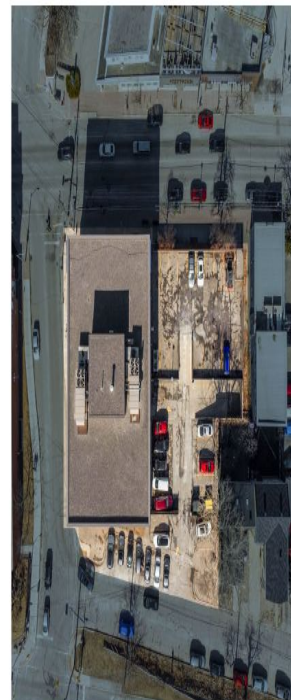
An exceptional opportunity to establish your business in the heart of Westboro, Ottawa's fastest-evolving innovation and lifestyle district. This modern office building offers abundant natural light and a thoughtfully appointed lobby that conveys a polished, professional ambiance. A charming bakery and fitness centre adjoins the lobby, adding convenience and functionality to the everyday workplace experience. With a growing mix of creative firms and tech tenants, this locale fosters collaboration, brand visibility, and long-term asset value — making it a strategic hub for forward-thinking organizations.



## Location Overview

At 411 Roosevelt Avenue, you gain premium accessibility to major transit arteries and emerging residential communities, boosting employee convenience and talent attraction. Proximity to vibrant retail, dining, and a wide range of services enhances workspace appeal and supports client facing operations.

Tenants benefit from both indoor and outdoor parking, with immediate access to Highway 417, the Kichi Zibi Parkway, and key arterial routes—ensuring efficient travel across the city. Westboro Station is within walking distance and will provide enhanced connectivity upon completion of the light rail extension in 2027. A bus stop positioned directly at the building's entrance further streamlines access to public transit, delivering seamless mobility for staff and visitors alike.



**CONTACT**

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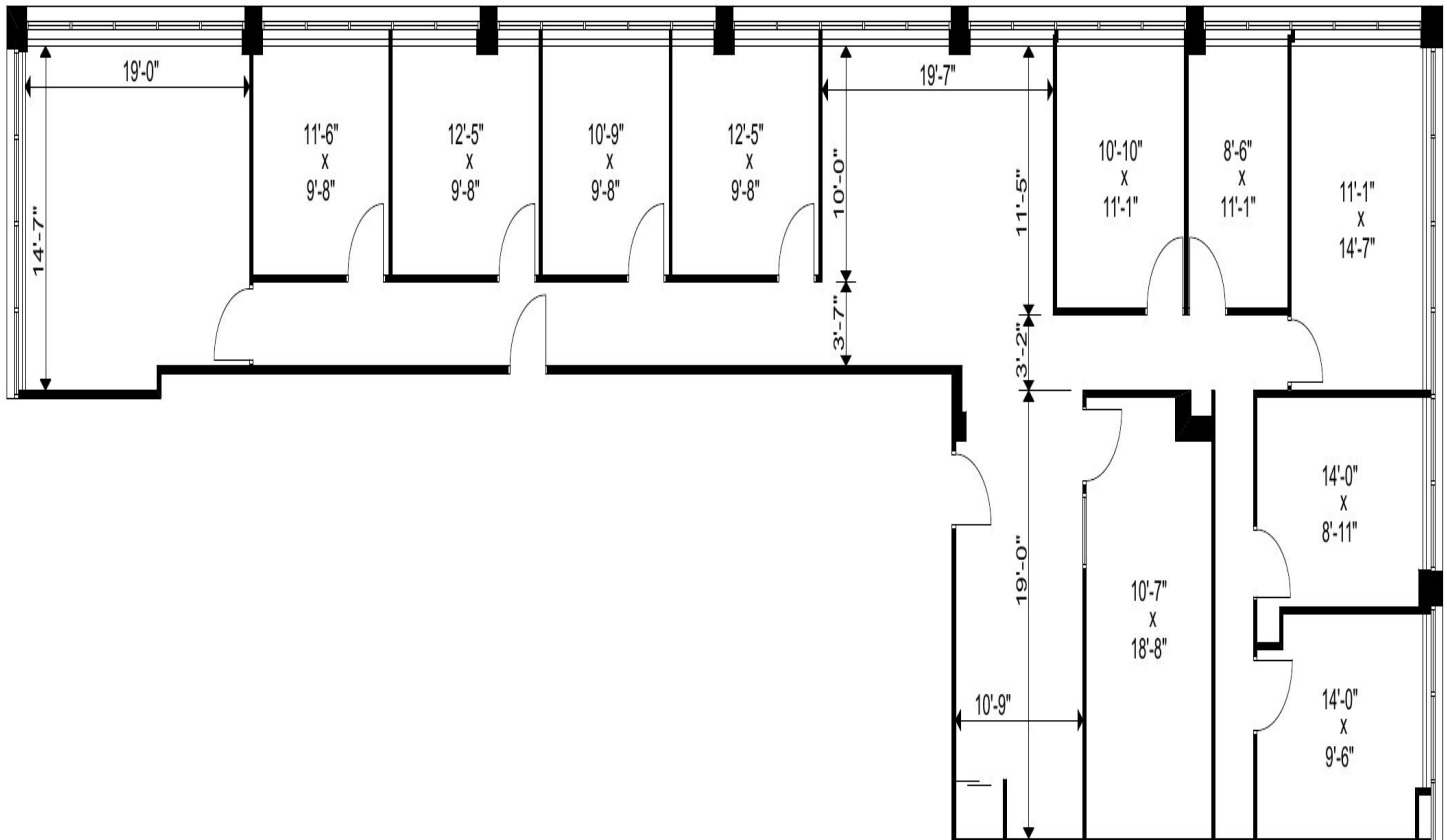
CEO

# 2nd Floor

## Suite 200 - 3,048 sf

Suite 200 offers 3,048 SF of bright, move-in-ready office space featuring large perimeter windows that fill the suite with natural light. This sunny corner office is fitted with a welcoming reception and purpose built admin area and waiting room. Featuring approximately nine private offices, a spacious meeting room, and two larger rooms ideal for collaborative workspaces or executive offices.

The suite provides a move-in ready opportunity for professional office, medical, or wellness users seeking a functional and welcoming work environment.



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# 3rd Floor

## 1,261 - 3,402 sf Contiguous Space

Located on the third floor at 411 Roosevelt Avenue, this flexible office opportunity offers up to 6,221 square feet of contiguous space by combining Suites 300 and 309. The layout features a mix of private offices, meeting rooms, open work areas, and support spaces, making it well suited for professional, administrative, or creative users. Suite 309 is currently raw space, ready to meet your exact requirements.

With the ability to lease the suites individually or as one larger premises, tenants can tailor the space to accommodate current operational needs while allowing room for future growth.



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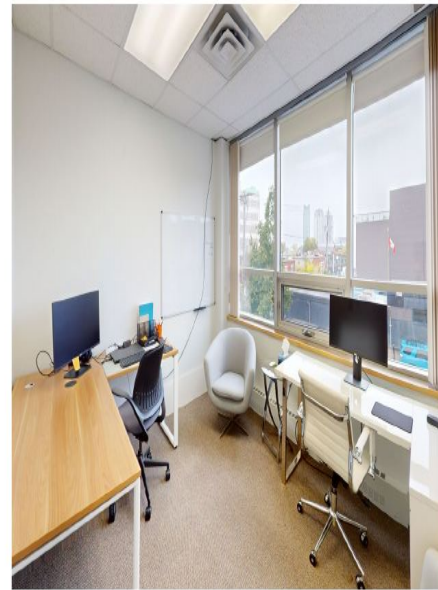
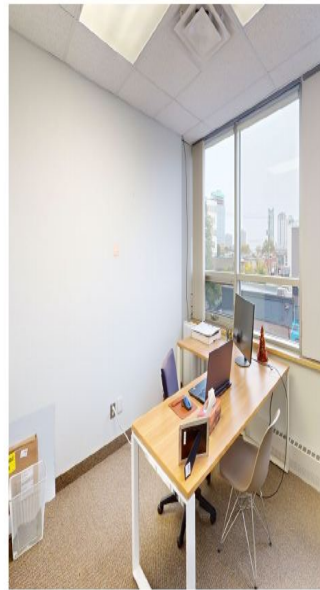
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*Position your team in a bright, professional workspace designed for productivity and growth. With flexible layouts and up to 6,221 square feet of contiguous space available, this third-floor opportunity can be tailored to support your business today and into the future.*

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# AREA MAP

Tenants in Westboro gain a measurable edge by being part of the **Westboro BIA**. Through coordinated marketing initiatives, businesses benefit from amplified visibility that extends well beyond their storefronts, positioning them within one of Ottawa's most dynamic commercial corridors. Regular networking events create meaningful connections among local entrepreneurs, property owners, and community stakeholders—fueling collaboration and referrals.

Access to market research and area insights further equips tenants with the data needed to refine strategy, understand consumer trends, and make informed growth decisions. In a neighbourhood that thrives on momentum, **Westboro Village BIA** ensures businesses are not operating alone, but as part of a well-promoted and strategically supported collective.

## Prime Demographics Driving Long-Term Demand

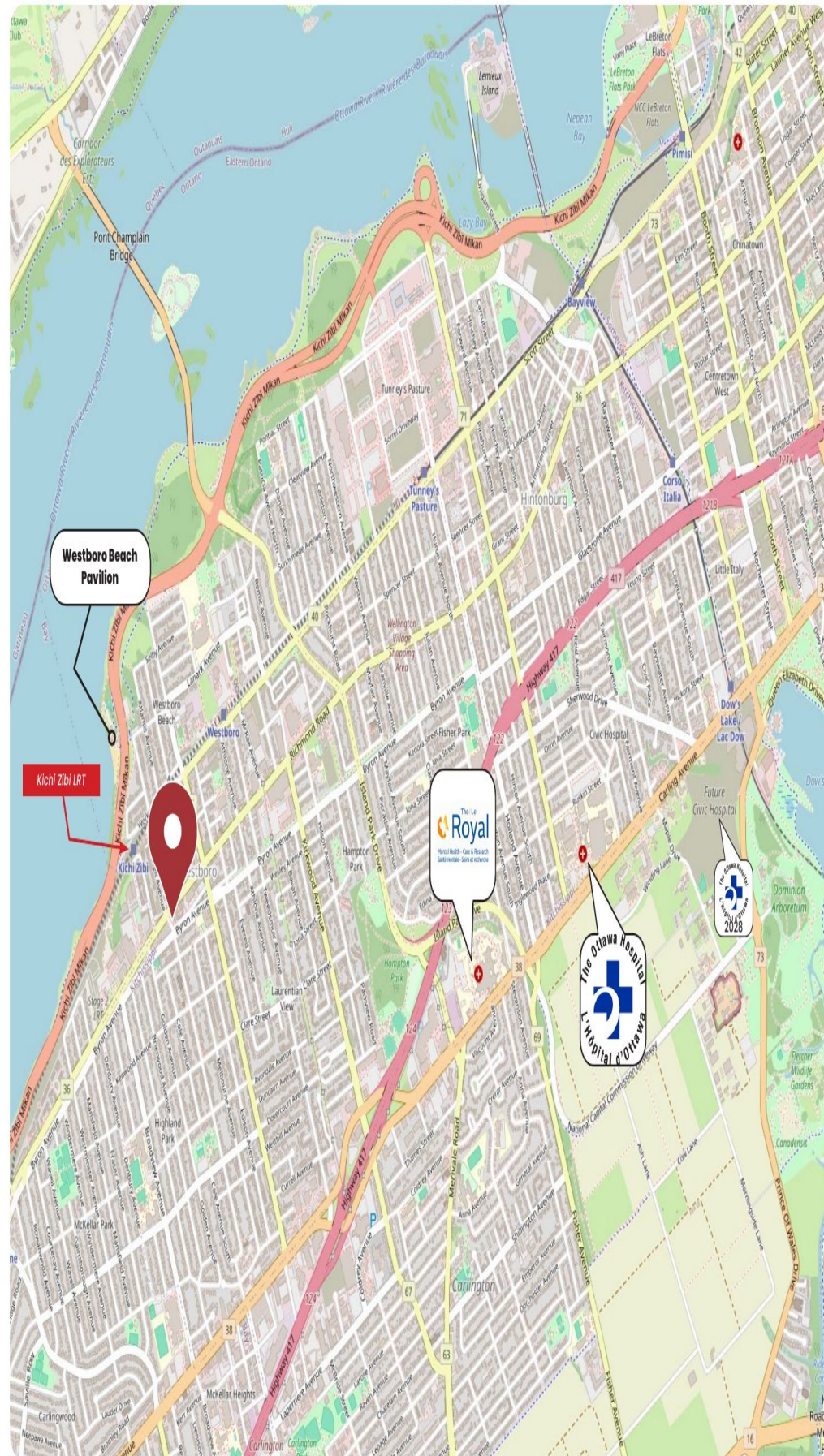
Located within one of Ottawa's most affluent and health-conscious neighbourhoods, 411 Roosevelt Avenue benefits from a dense residential population, and a strong daytime presence generated by nearby offices and retail. The surrounding demographic profile supports sustained demand for family medicine, physiotherapy, counselling, massage therapy, and other specialty wellness and healthcare services.

## Connected for Success

The property offers efficient access to Highway 417 via Carling Avenue, is well served by OC Transpo routes, and benefits from nearby LRT connectivity. Excellent cycling infrastructure and walkability further support easy commuting for staff and convenient access for clients across Ottawa.

## Convenience at Your Doorstep

Surrounded by Richmond Road's vibrant mix of cafés, restaurants, pharmacies, fitness studios, and boutique retail, 411 Roosevelt Avenue offers everyday amenities within steps of the building. The dynamic Westboro setting enhances both staff experience and client convenience, supporting a seamless workday environment.



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# Demographic Data

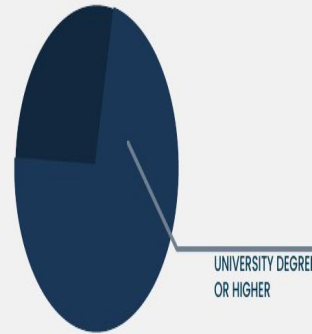
CoStar Demographics (2026)

Positioned within one of Ottawa's most established and evolving urban corridors, the property benefits from a highly educated and professionally diverse surrounding population, supported by a strong concentration of office professionals, government employees, and knowledge-based industries. The area continues to experience steady residential growth, attracting a balanced mix of young professionals, established households, and affluent consumers that contribute to a stable daytime and after-hours business environment.

The neighbourhood's mature infrastructure, accessibility, and proximity to key amenities create an attractive setting for businesses seeking a connected and employee-friendly office location. A deep local labour pool, combined with ongoing population and household growth throughout the surrounding trade area, supports long-term tenant stability and provides businesses with access to both talent and clientele in a thriving urban market.

## Educational Attainment

Over 70% of residents hold a University Degree or higher within a 3 km radius.



## Affluent Income Profile

The 3 km area demonstrates a solid income base, reinforcing strong local purchasing power and long-term support for professional and office-based services. The range of average incomes is

**\$77K  
TO \$120,000K**

## Labor Force Participation

**66%**

within a 3 km radius, a highly active working demographic with most employed in government, education, business & finance, and sales & services.

## Household Characteristics

One or two-person households dominate making up 68.67%, with household growth expected to reach

**32%  
BY 2033**

Over 28,800 new households are expected by 2033 - sustained demand that supports long term leasing stability and NOI upside.

## Population Growth

The population within a 5 km radius is projected to reach 86,580 by 2033.

**25 %  
GROWTH  
BY 2033**

## Age Distribution

The 3 km catchment features a mature, affluent population supporting steady demand for primary care and specialist services. Strong professional incomes further drive growth in medical aesthetics and cosmetic wellness.

**MEDIAN AGE IS**

**42**

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