



15-39 Chambers Street | Smiths Falls, ON

Office Space Available For Lease

Position your business in the heart of one of Eastern Ontario's most exciting downtown revitalization stories. This prime office space sits in the center of Smiths Falls, steps from a newly completed downtown restoration, the return of Hershey to the community, and new high-density residential development springing up across the street and around the corner. This space is available for immediate occupancy, with options to reconfigure the layout to accommodate a tenant's specific requirements. It offers building signage opportunities for added visibility, ample on-site parking, and excellent access. Surrounded by great amenities and more. This space is located close to the scenic Rideau Canal, a UNESCO World Heritage Site, and park areas. A growing population, active development, and a walkable, revitalized downtown make this an ideal location to relocate, establish, or grow your business.

Kevin Houlahan

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Property Overview

Civic Address	15-39 Chambers Street, Smiths Falls ON	
Location	Located in Smiths Falls Square Center on Chambers Street between Market Street South and Bay Street South.	
Zoning	C4 - Commercial Zone	
Rentable Area		
Office	Unit 300	1,339 SF
	Unit 304	494 SF
	Suite 304A	851 SF
	Suite 307	4,131 SF
	Suite 310	1,604 SF
Asking Rent	\$10.00 PSF	
Additional Rent	\$7.80 PSF (2026 est.)	
Available	Immediately	

- Comments
- High traffic area with excellent visibility and access
 - Ample parking on-site
 - Competitive Inducements

Key Highlights



Close proximity to downtown Smith Falls



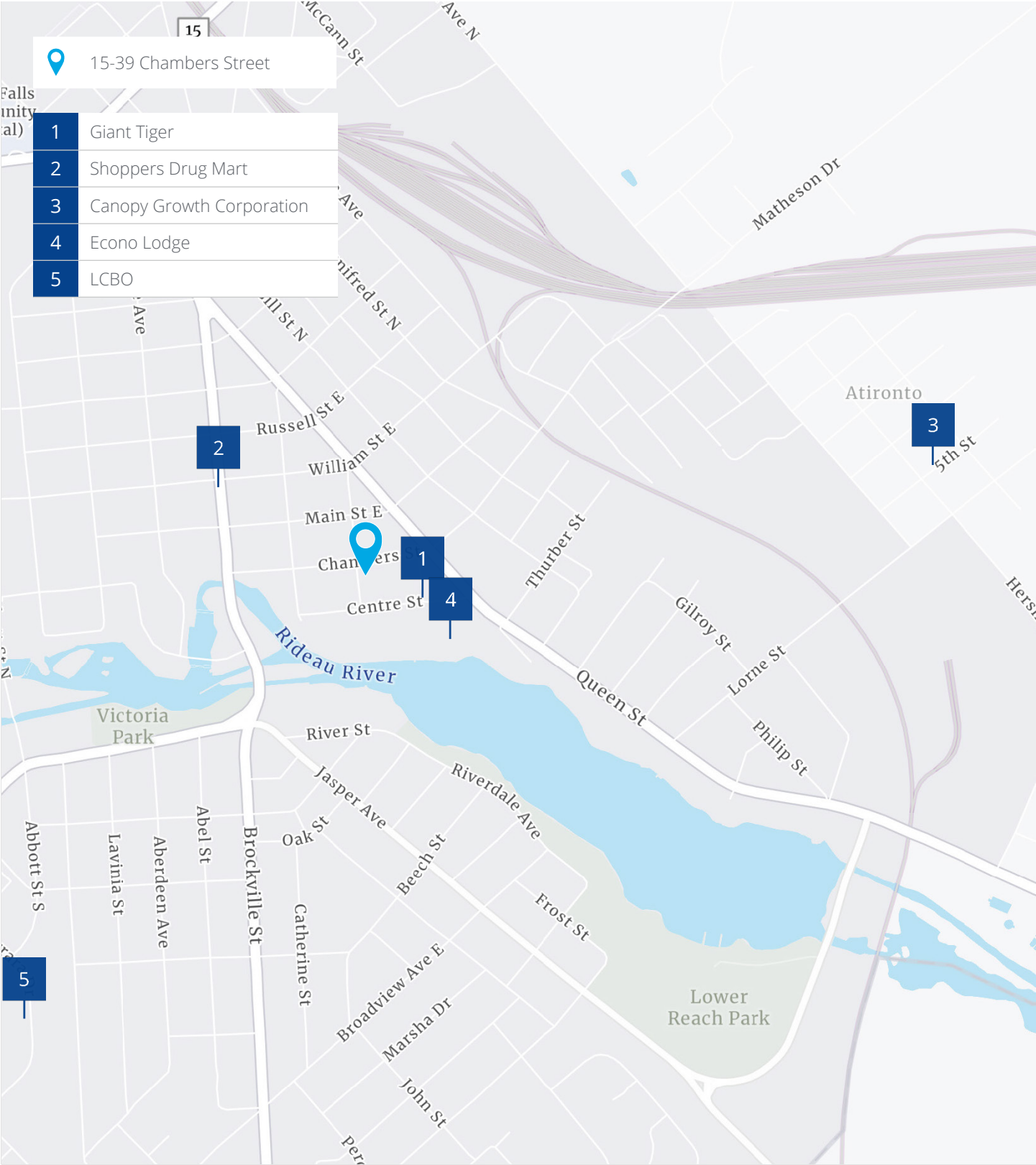
Building signage available



Five minute drive to Highway 417



Surrounding Amenities





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