

Office Space **FOR LEASE**

880 Lady Ellen Place
Suite G2
Ottawa, ON.



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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880 Lady Ellen Place

Ottawa

Price
\$14.00/sf
OPC
\$15.57/sf

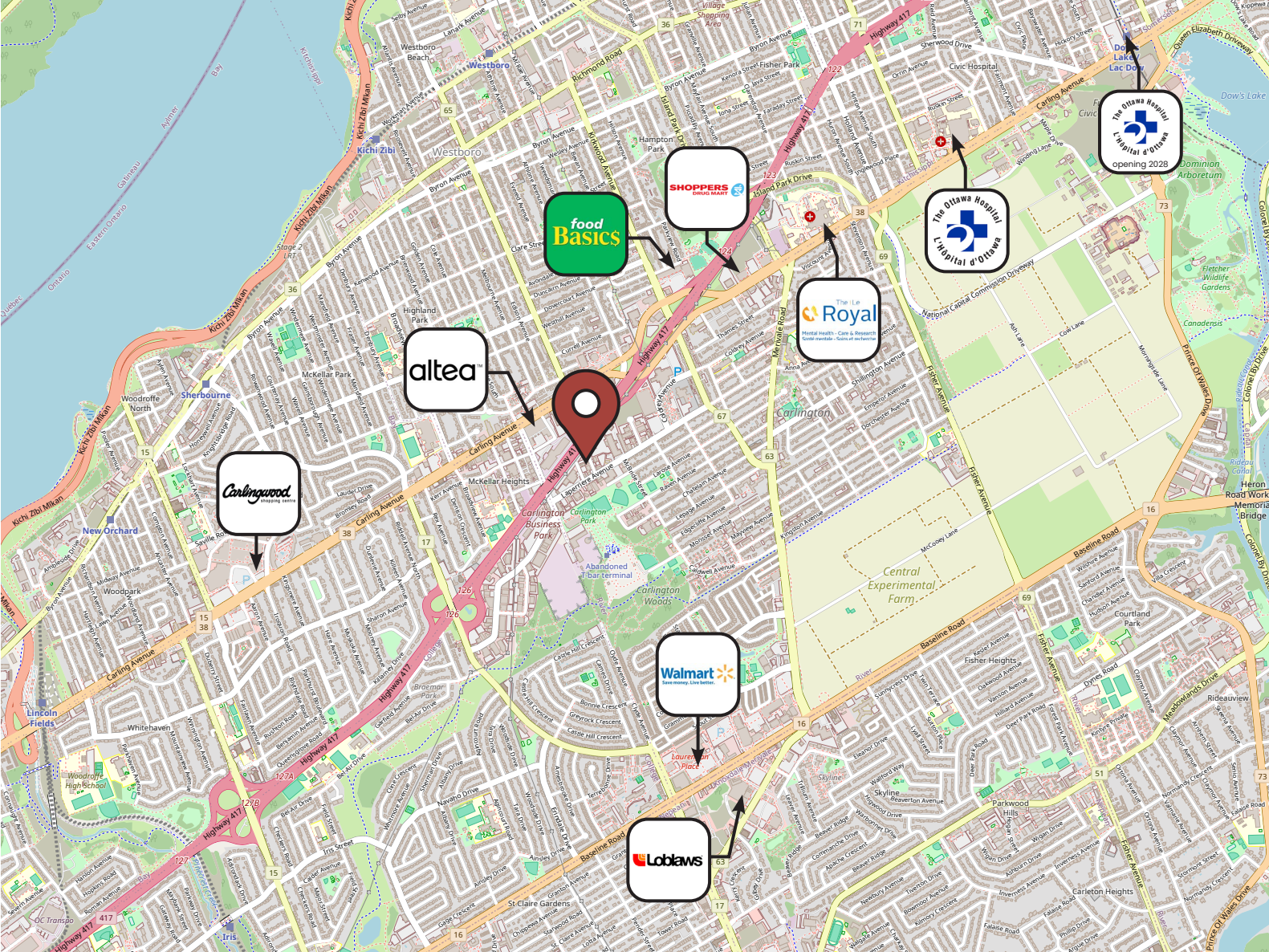
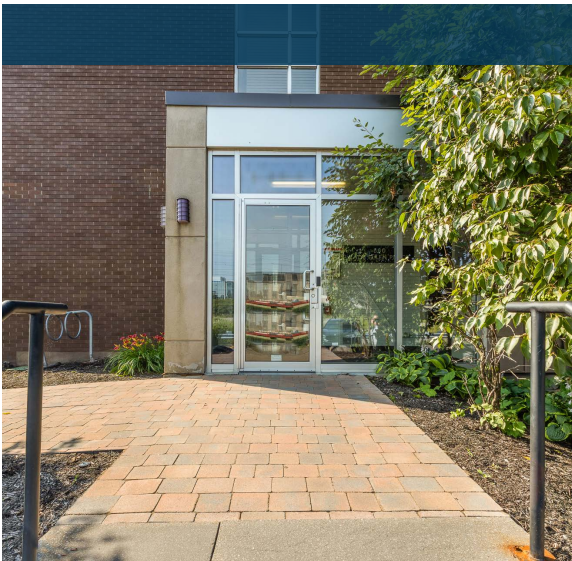
Key Features

- Suite G2** 1,900 sf (approx)
- Availability** 30 Days Notice
- Zoning** IM[261] H(11)
- Parking available on-site.**
- Move-in ready space with plenty of natural light.**

Highlights

880 Lady Ellen Place offers professional office space in Ottawa’s established Carlington neighbourhood, providing businesses with a convenient and accessible location just minutes from Highway 417 and downtown Ottawa. Surrounded by a mix of office, healthcare, and institutional users, the property combines a practical business setting with excellent access to nearby amenities and transit.

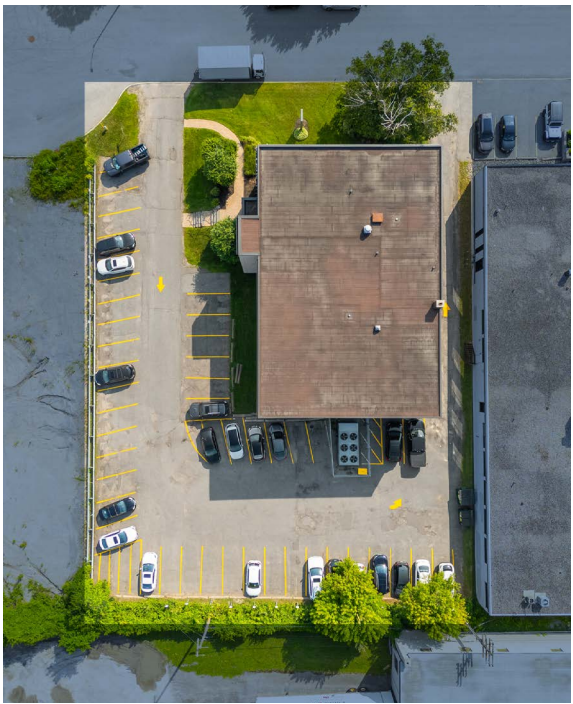
Suite G2 offers approximately 1,900 SF of ground-floor office space featuring an efficient open layout that can be tailored to meet a variety of workplace requirements. Large perimeter windows provide abundant natural light throughout the space, creating an inviting environment well suited to collaborative workspaces.



Location Overview

Positioned in the heart of Carlington, 880 Lady Ellen Place provides outstanding connectivity to Ottawa’s major transportation routes, including Highway 417, Carling Avenue, and Baseline Road. Its central location offers convenient access to downtown, Kanata, and Ottawa’s west end, making it an ideal choice for businesses serving clients throughout the city.

Employees and visitors benefit from a wide range of nearby amenities, including restaurants, cafés, grocery stores, fitness facilities, and everyday services. The property is also located near the future New Civic Hospital campus and several major employment centres, reinforcing its long-term appeal as a well-connected business destination.



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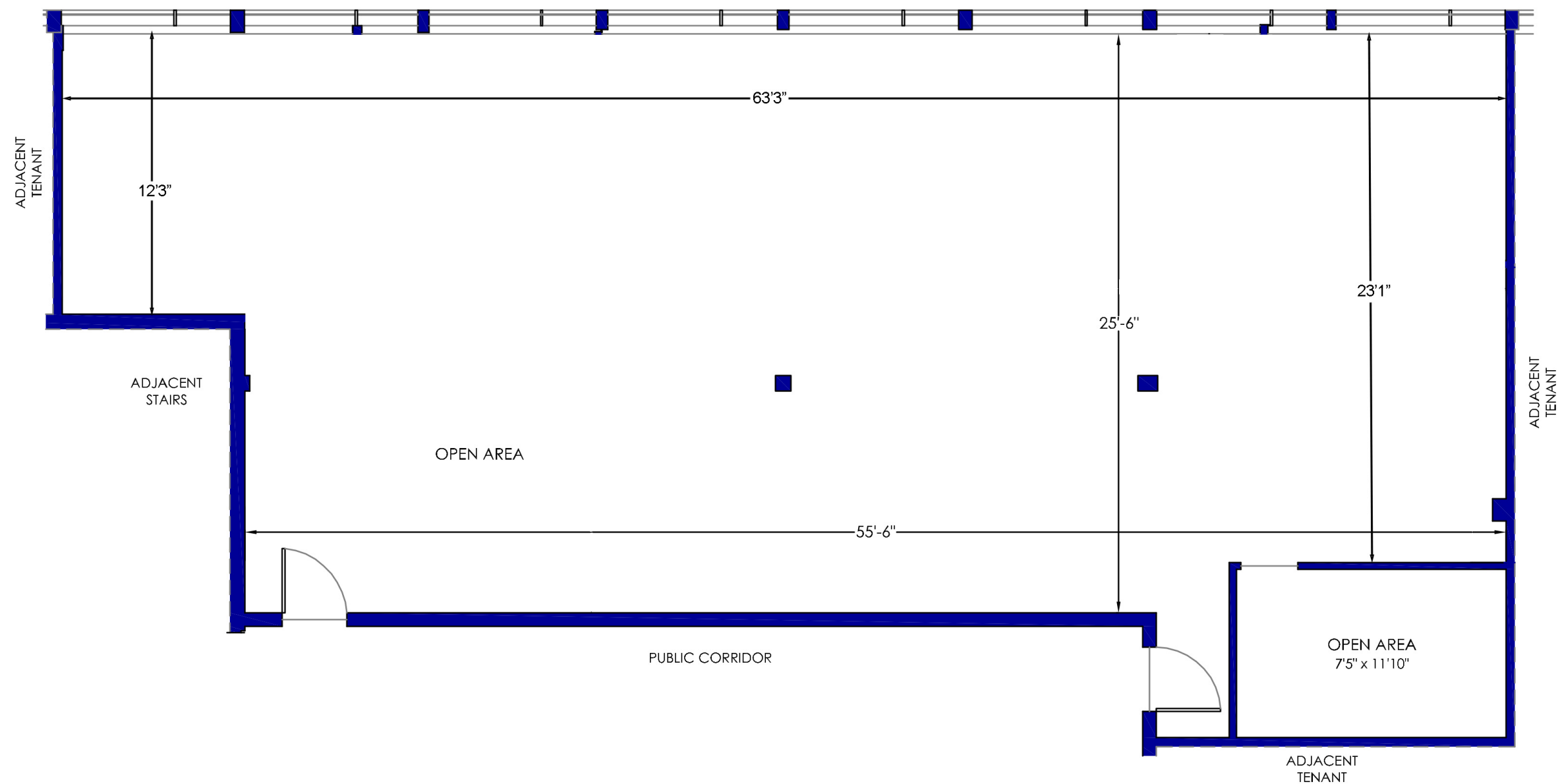
Jason Shinder, Broker of Record
CEO

FLOOR PLAN

Suite G2 - approx. 1,900 SF

This ground-floor office suite offers approximately 1,900 SF of bright, open-concept space that can be customized to meet a variety of business needs.

Featuring expansive perimeter windows that provide abundant natural light, the suite offers a flexible layout well suited to collaborative workspaces. Direct access from the common corridor provides convenient entry for employees and visitors alike



**Measurements approximate*

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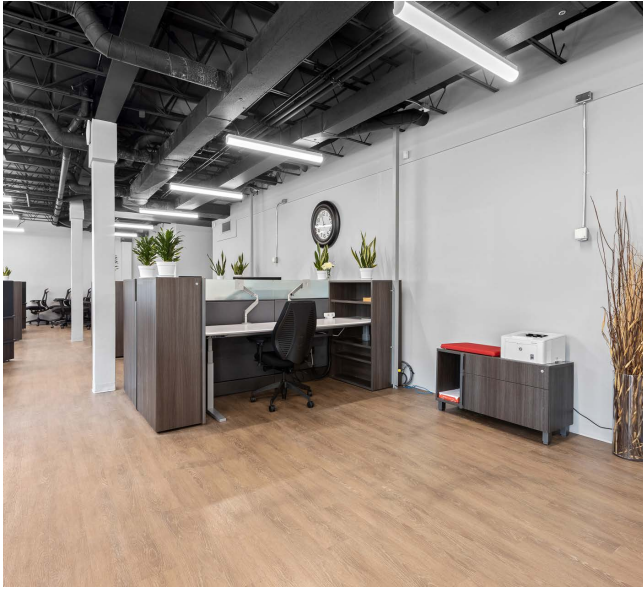
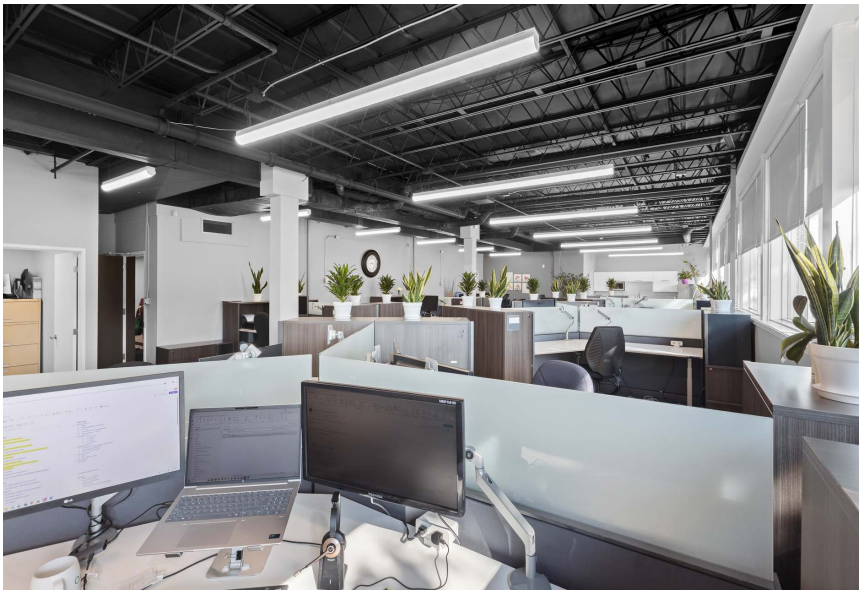
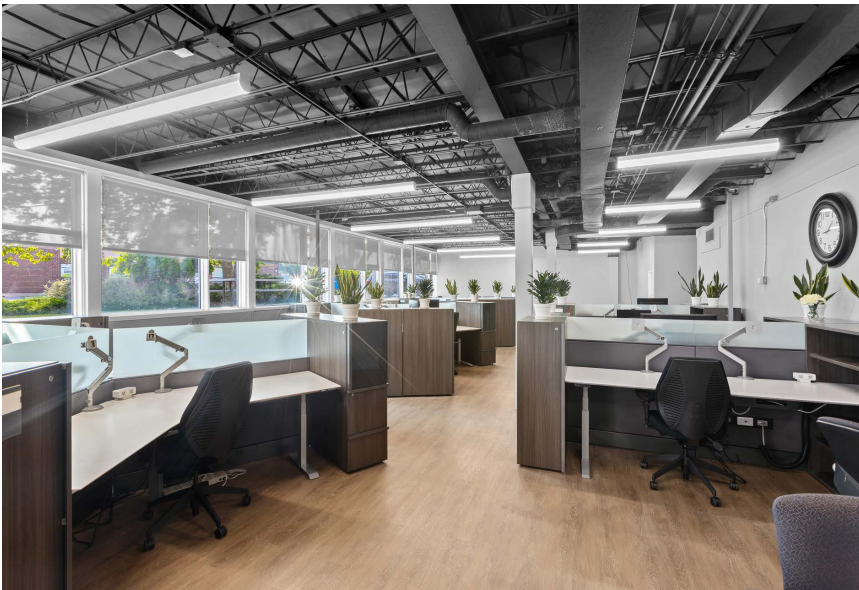
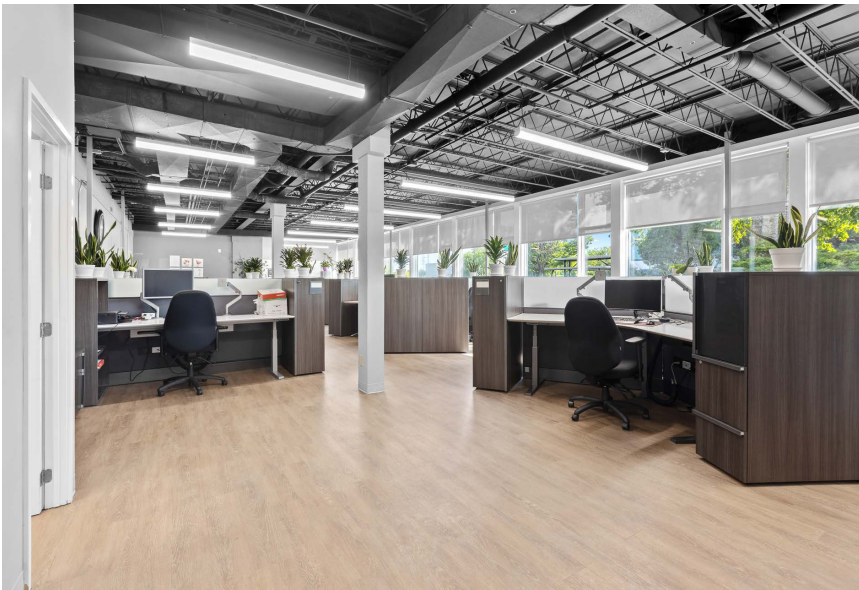
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Demographic Data

CoStar Demographics (2026)

Within a 5 km radius of 880 Lady Ellen Place, businesses benefit from access to one of Ottawa's largest and most diverse labour pools. The surrounding area is home to a well-educated workforce with a strong concentration of university graduates and professionals employed in business, finance, government, healthcare, technology, and other knowledge-based industries. This established talent base makes the location well suited to professional offices, administrative users, and organizations seeking access to skilled employees.

The area is characterized by a large and growing residential population that supports a stable workforce and strong daytime activity. Continued population and household growth, combined with a balanced mix of housing, amenities, and transportation connections, reinforces the long-term appeal of the location for office occupiers looking to attract employees and conveniently serve clients from across the city.

Labor Force Participation

64.8%

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%, with household growth expected to reach

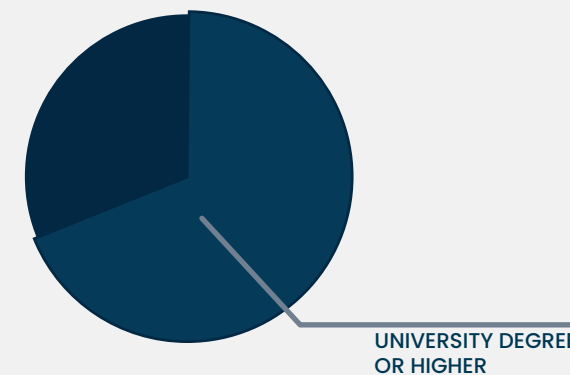
26.6% BY 2033



Over 24,202 new households are expected by 2033 – sustained demand that supports long term leasing stability.

Educational Attainment

Over 69% residents hold a University Degree or higher within a 5 km radius.



Income Levels

With 26% earning under \$40,000, the range of average household incomes is:

\$72K TO \$108,076K

Population Growth

The population within a 5 km radius is projected to reach 242,748 by 2033.

22.51% GROWTH BY 2033

Age Distribution

The neighbourhood is overwhelmingly working age, with over 80% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

MEDIAN AGE IS

40

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AREA MAP

Located in Ottawa's established Carlington neighbourhood, 880 Lady Ellen Place offers an accessible business address with quick connections to Highway 417, Carling Avenue, and Baseline Road. The property is just minutes from downtown Ottawa, the Central Experimental Farm, and major employment hubs, providing a convenient location for employees, clients, and visitors alike.

The surrounding area offers an excellent selection of amenities, including restaurants, cafés, grocery stores, banks, fitness facilities, and retail services. Nearby public transit routes and the future New Civic Hospital campus further enhance the area's long-term appeal, making this a strategic location for businesses seeking convenience, accessibility, and a growing professional environment.

Vibrant Business Community

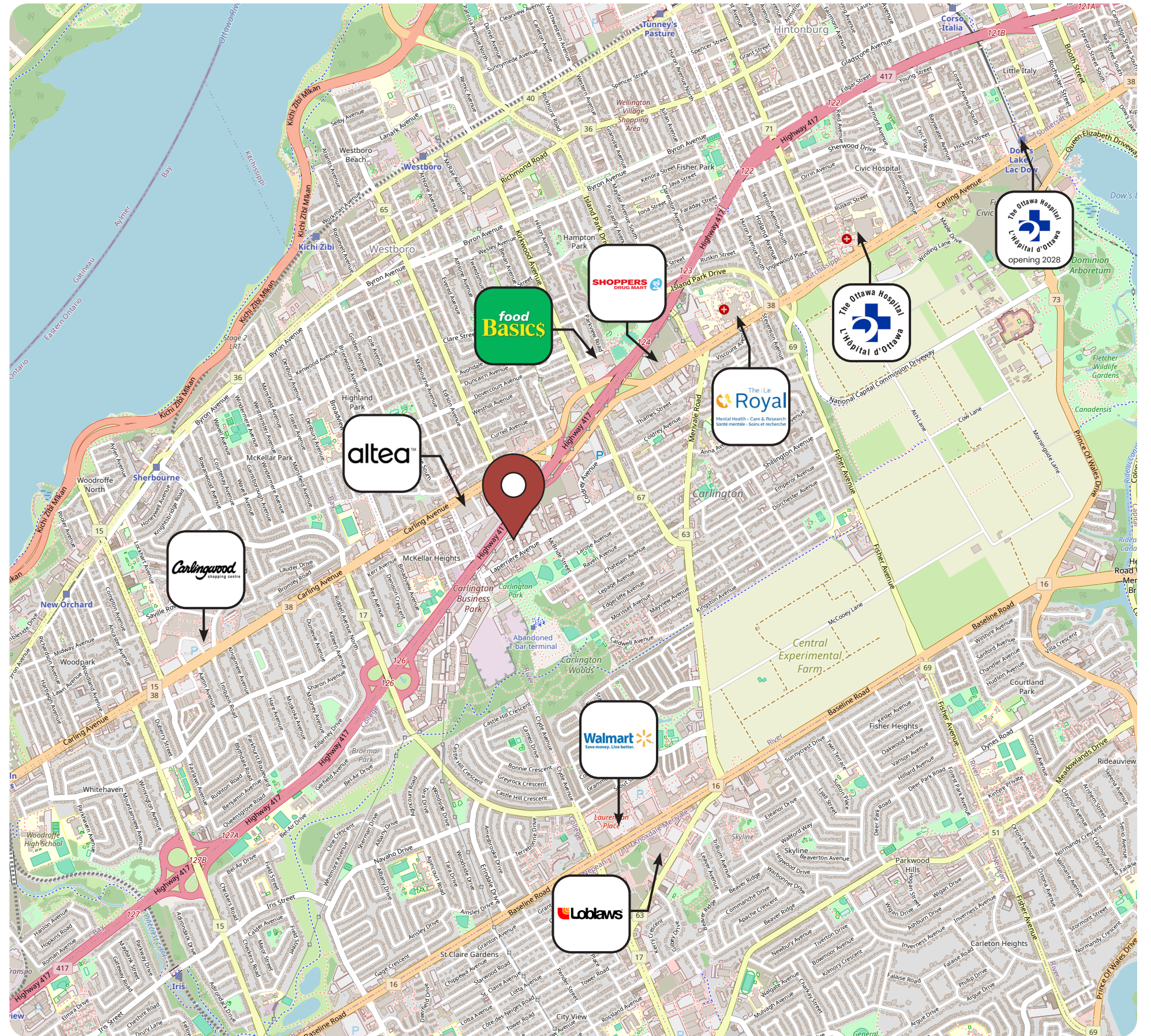
Established office and business district with a diverse mix of professional, healthcare, and service-based employers.

Connected for Success

Immediate access to HWY 417 and good public transit options providing easy commuting for employees and clients.

Convenience at Your Doorstep

Surrounded by restaurants, cafés, grocery stores, banks, fitness centres, and everyday services. Minutes from the future New Civic Hospital campus, shopping destinations, and a wide range of neighbourhood amenities.



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