



Space Availability

+/- 2,400 sf to 5,029 sf

Occupancy

All units: Immediately
Unit 200: September 1st 2026

Lease Term

60-120 months

Asking Net Rent (Year 2025)

\$17.00 psf (office)
\$32.00 psf (retail unit 18)

Space Highlights

- Bright, professional, office space
- Located at the Merivale Professional Centre
- Building has conference room, fitness room and onsite showers
- Ample onsite parking available
- Signage opportunities
- Many amenities onsite and within close proximity to Merivale Road
- Minutes from Highway 417 and accessible to public transit

Get more information

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

David MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com



Platinum member

Property Overview

Office and retail space for lease

1580 Merivale Road, Ottawa, ON

Address: 1580 Merivale Road

Year Built: 1976

Building Size: 42,179 sf

~~Unit 17~~ ~~divisible :2,550 sf~~
~~(Retail)~~ ~~1,800 sf (17A)~~

Leased

Unit 18
(Retail) 2,400 sf

Unit 200
(former dental clinic) 2,700 sf

Rentable Area:

~~Unit 210~~ ~~667 sf~~

Leased

Unit 306
(former dental clinic) 2,648 sf

Unit 504
Can be subdivided 5,029 sf

Net Rent: \$17.00 psf (office)
\$32.00 psf (retail unit 18)

Additional Rent (2026): \$19.00 psf (office)
\$13.75 psf utilities and cleaning extra (Retail unit 18)

Available: Immediately



**AVISON
YOUNG**

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

David MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

Avision Young Commercial Real Estate Services, LP, Brokerage | 45 O'Connor Street, Suite 800 | Ottawa, ON K1P 1A4 | +1 613 567 2680 | avisionyoung.ca

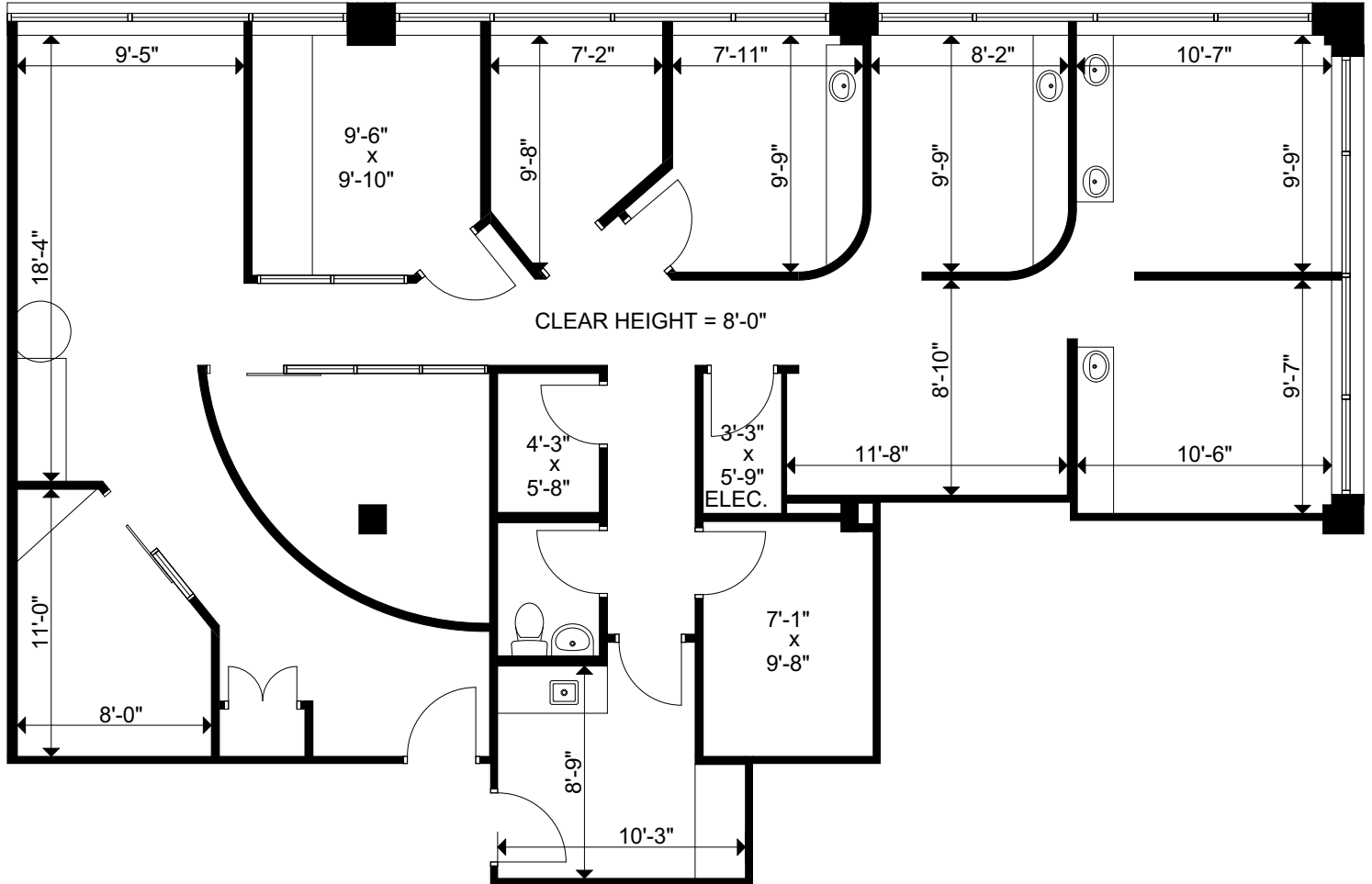
All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avision Young.

Floorplan

Office and retail space for lease

1580 Merivale Road, Ottawa, ON

Unit 306 = 2,648 sf



**AVISON
YOUNG**

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

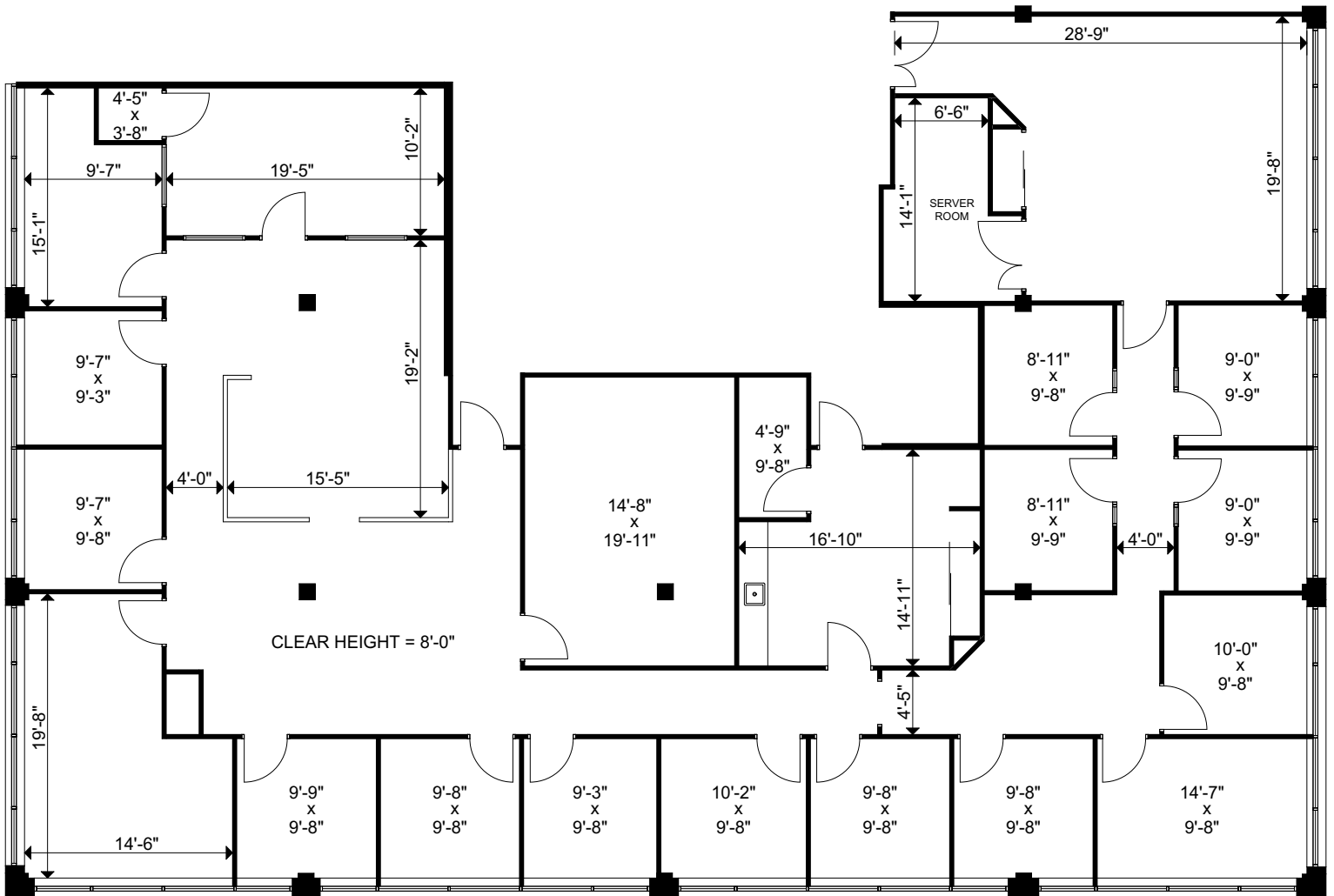
David MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

Floorplan

Office and retail space for lease

1580 Merivale Road, Ottawa, ON

Unit 504 = 5,029 sf



**AVISON
YOUNG**

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

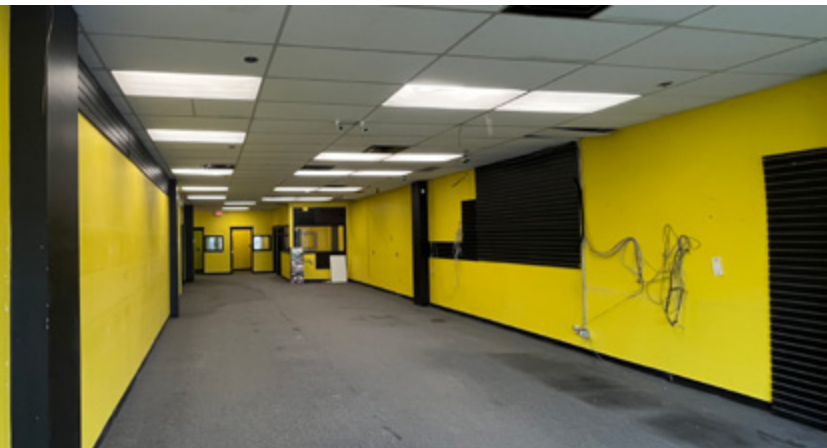
David MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

Gallery

Retail Unit 18

Office and retail space for lease

1580 Merivale Road, Ottawa, ON



**AVISON
YOUNG**

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

David MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage | 45 O'Connor Street, Suite 800 | Ottawa, ON K1P 1A4 | +1 613 567 2680 | avisonyoung.ca

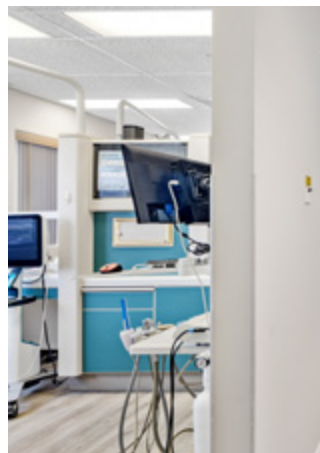
All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

Gallery

Unit 200

Office and retail space for lease

1580 Merivale Road, Ottawa, ON



**AVISON
YOUNG**

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

David MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

Avision Young Commercial Real Estate Services, LP, Brokerage | 45 O'Connor Street, Suite 800 | Ottawa, ON K1P 1A4 | +1 613 567 2680 | avisionyoung.ca

All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avision Young.

Gallery

Unit 306

Office and retail space for lease

1580 Merivale Road, Ottawa, ON



**AVISON
YOUNG**

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

David MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage | 45 O'Connor Street, Suite 800 | Ottawa, ON K1P 1A4 | +1 613 567 2680 | avisonyoung.ca

All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

Gallery

Unit 504

Office and retail space for lease

1580 Merivale Road, Ottawa, ON



**AVISON
YOUNG**

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

David MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage | 45 O'Connor Street, Suite 800 | Ottawa, ON K1P 1A4 | +1 613 567 2680 | avisonyoung.ca

All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

Map

Office and retail space for lease

1580 Merivale Road, Ottawa, ON



**AVISON
YOUNG**

Giorgio DiNardo
Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

David MacLeod
Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage | 45 O'Connor Street, Suite 800 | Ottawa, ON K1P 1A4 | +1 613 567 2680 | avisonyoung.ca

All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

Location Overview

Office and retail space for lease

1580 Merivale Road, Ottawa, ON



Demographics
5km Radius



Total
Population

183,706



Average
Household Size

2.3



Average
Age

42.9



Average Household
Income

\$121,048.94



Annual Household
Expenditure

\$10,317,934

Travel Distances

Highway 417 2.4 km | 5 mins

Downtown, Ottawa 10 km | 13 mins

Nepean, Ottawa 3 km | 8 mins

Kanata, Ottawa 16 km | 14 mins

Ottawa International Airport 12 km | 15 mins



Bike Score

78



Walk Score

81



Transit Score

52

Get more information

Giorgio DiNardo

Sales Representative, Vice-President
D +1 613 696 2763
giorgio.dinardo@avisonyoung.com

David MacLeod

Sales Representative, Vice-President
D +1 613 696 2764
david.macleod@avisonyoung.com

avisonyoung.ca



Platinum member