

Professional Office Space in Ottawa's ByWard Market
// 7,708 SF

FOR LEASE

110 Clarence Street, Ottawa ON



Ben Zunder Vice President | Sales Representative
613.913.8858 | bzunder@cdnglobal.com

Erika Johnson Sales Representative
514.237.1612 | ejohnson@cdnglobal.com

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Commercial Real Estate Advisors

PROPERTY DETAILS



THE OFFERING

Distinctive office space available for lease in one of Ottawa's beautiful heritage buildings, offering exposed brick, original architectural details, and flexible leasing options across the second and third floors. Located in the heart of the ByWard Market, the property provides exceptional walkability and is ideally suited for a range of professional and creative businesses.

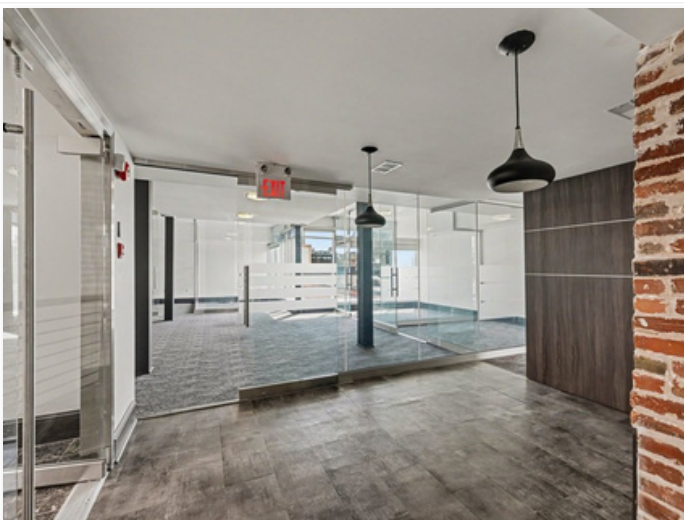
2nd Floor, Suite 202 features an open-concept layout with a balcony. Suite 203 offers two enclosed offices on Clarence Street, a kitchenette, boardroom area, and open workspace, with two shared washrooms on the floor.

3rd Floor, a full floor opportunity, features nine enclosed offices, a reception area, two private washrooms, two kitchenettes, spacious open work areas, a lounge, and incredible views.

PROPERTY OVERVIEW

Address:	Floors 2 & 3, 110 Clarence Street, Ottawa ON
District:	ByWard Market
Area:	Up to approx. 7,708 SF total, 2 nd floor ~3,948 SF, 3 rd floor ~3,760 SF
Net Rent:	\$14.00/SF
Operating Costs:	Approximately \$11.10/SF (2026)
Lease Term:	5 years
Possession:	Immediately
Parking:	Not available, several public parking lots located within 5 minute walk
Building Signage:	Exterior signage subject to square footage and landlord approval.
Zoning:	MD2S73

INTERIOR FEATURES // Photo Gallery



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LOCATION



110 Clarence Street

AMENITIES

Easy accessibility and proximity to:



Hotels & Short-term Rentals



Retail Shops or Shopping



Tourist Attractions



Restaurants & Fast Food



99 Walk Score
'Walker's Paradise'
www.walkscore.com

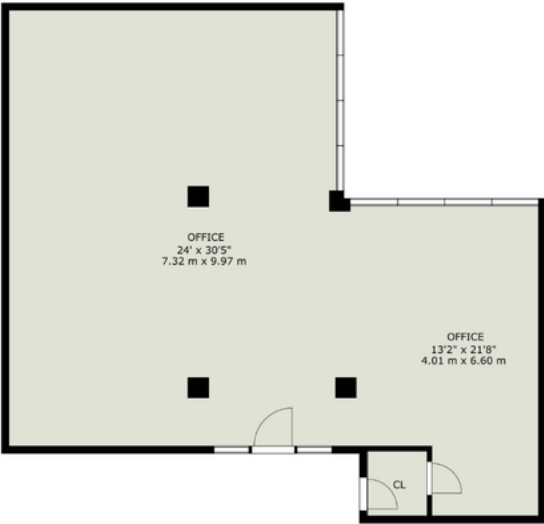
Businesses Within the Area:

1. CF Rideau Centre
2. Chateau Laurier
3. ByWard Market District
4. National Gallery of Canada
5. National Arts Centre

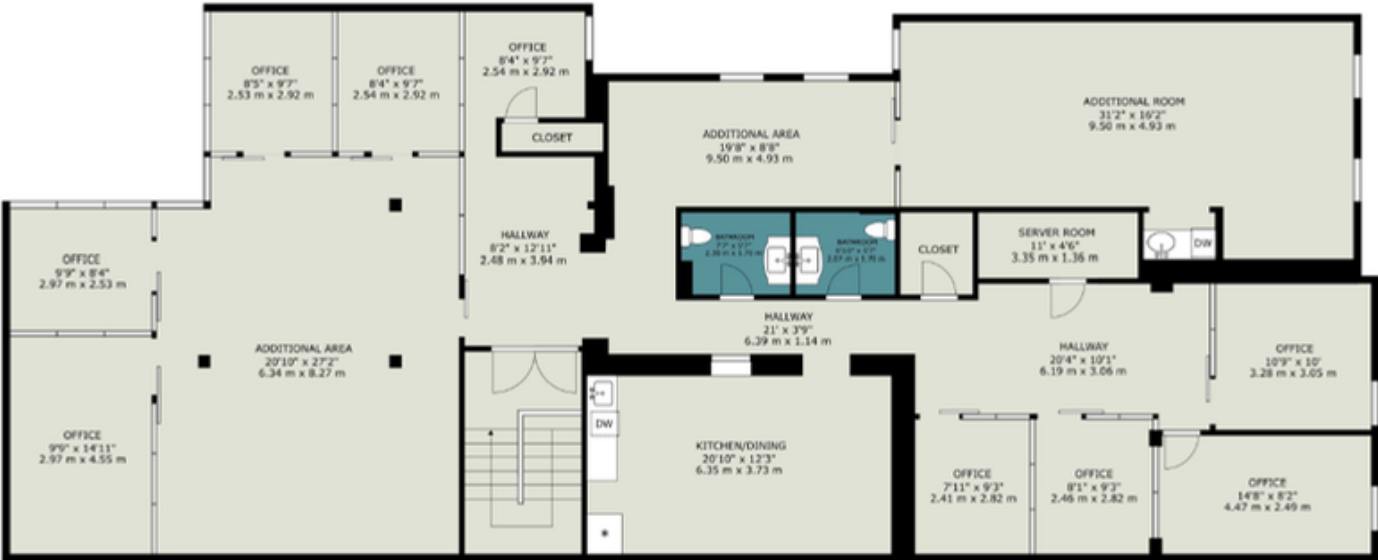
FLOOR PLANS



2nd Floor



Total Area: Approximately 7,808 SF
2nd Floor: approx. 3,948 SF
3rd Floor: approx. 3,760 SF



3rd Floor



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1419 Carling Avenue, Suite 203, Ottawa ON, K1Z 7L6
www.cdnglobal.com

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