



Office Space **FOR LEASE**

815 Taylor Creek Dr.,
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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815 Taylor Creek Drive

Ottawa

Price

\$15.00/sf

OPC

\$15.75/sf



Key Features

Opportunity to lease an entire building of 15,240 SF

- Ground Floor - 7,522 sf
- Second Floor - flexible options from 1,886 to 7,718 sf

Parking 50 spaces

Visible from HWY 417 for corporate branding

Zoning IM H(21)

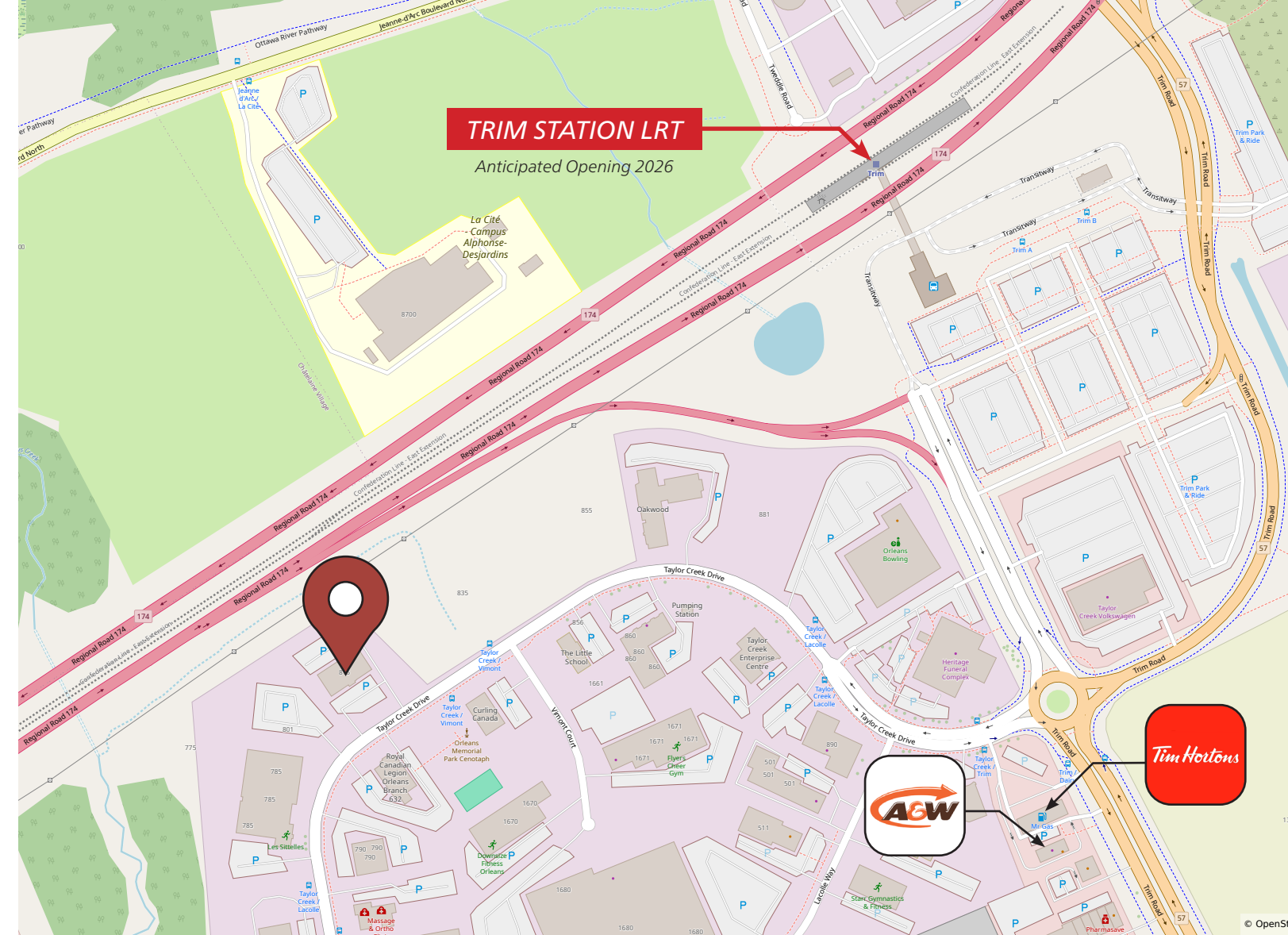
Allows standard office uses including training centre, broadcasting and production studio, research and development centre, medical facility, and personal services.

Highlights

Rare opportunity to lease a standalone two-storey office building in Ottawa's east end. The full ground floor comprises 7,522 square feet and is available as a single, contiguous unit – ideal for tenants seeking scale, presence, and operational efficiency.

For users requiring additional space, the second floor offers a range of suite sizes with the flexibility to combine units, accommodating tenants with needs beyond the ground floor footprint. This level is already configured with multiple offices, allowing for both mid-sized and larger users.

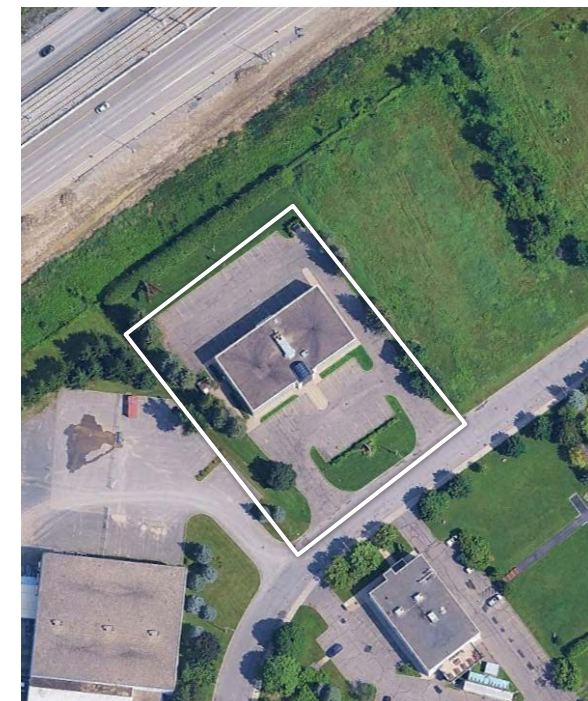
The property benefits from ample on-site parking and a highly accessible location, surrounded by everyday amenities and positioned just minutes from the future Trim LRT Park & Ride, anticipated in 2026. Prominent building signage opportunity along the Queensway provides exceptional exposure to over 24,600 vehicles daily—an ideal platform for tenants seeking both visibility and a strong corporate presence.



Location Overview

Ideally positioned in Ottawa's east end, 815 Taylor Creek Drive offers excellent accessibility with quick connections to Highway 417 and surrounding arterial routes, ensuring a seamless commute for both employees and clients. The property is located just minutes from the future Trim LRT station, anticipated in 2026, further enhancing connectivity across the city.

The area is well-served by a range of convenient amenities, including Tim Hortons, FreshCo, Giant Tiger, and A&W, all within close proximity. This amenity-rich setting supports day-to-day business needs while offering practical dining and shopping options just steps away.



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Ground Floor

7,522 SF

The full ground floor at 815 Taylor Creek Drive offers 7,522 square feet of well-configured office space, combining functionality with flexibility to support a wide range of users. The layout features a balanced mix of private offices, open work areas, and dedicated support spaces, allowing for both collaborative and focused work environments.

At its core, the unit is anchored by a central common area with washrooms and a shower, while additional features include a server room, storage areas, and multiple access points for efficient flow throughout the space.

Full-Floor Opportunity

7,522 square feet of contiguous ground floor space, offering control, presence, and operational efficiency.

Functional, Flexible Layout

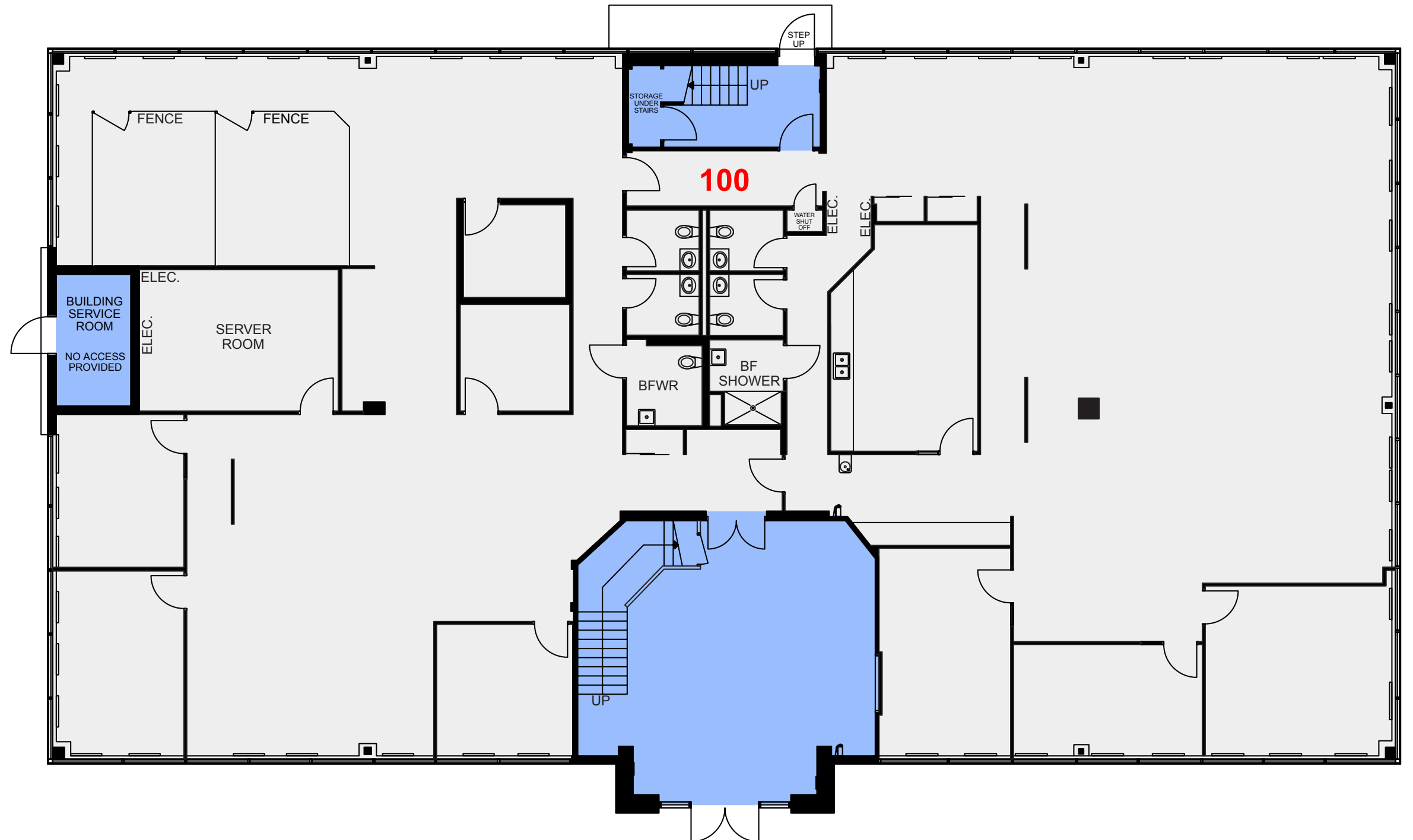
A balanced mix of private offices, open workspace, and support areas designed to accommodate a variety of business needs.

Built-In Infrastructure

Includes a dedicated server room, storage areas, and multiple access points for seamless day-to-day operations.

Employee-Focused Amenities

Washrooms and an on-site shower enhance convenience and support a modern workplace environment.



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Second Floor

1,866 SF to 7,718 SF

The second floor at 815 Taylor Creek Drive offers a flexible, multi-tenant office environment designed to accommodate a wide range of users. Configured as several existing suites, the floor provides opportunities for tenants seeking efficient, ready-to-occupy spaces, while also allowing for the combination of units to create larger, contiguous premises.

Suite sizes can accommodate tenants from smaller footprints to those requiring expanded space beyond the ground floor, making it an ideal solution for growing organizations or groups seeking a tailored layout without starting from scratch. The existing configurations include a mix of private offices and open areas, centered around common washrooms and shared building services.

AVAILABILITY		
SUITE	SIZE	CONTIGUOUS
200	4,012 SF	7,718 SF
203	1,849 SF	
204	1,886 SF	

Flexible Multi-Tenant Layout

Configured as multiple existing suites, offering immediate occupancy options for a range of tenant sizes.

Scalable Leasing Opportunities

Suites can be combined to accommodate growing users or those requiring larger, contiguous space.

Efficient Existing Buildouts

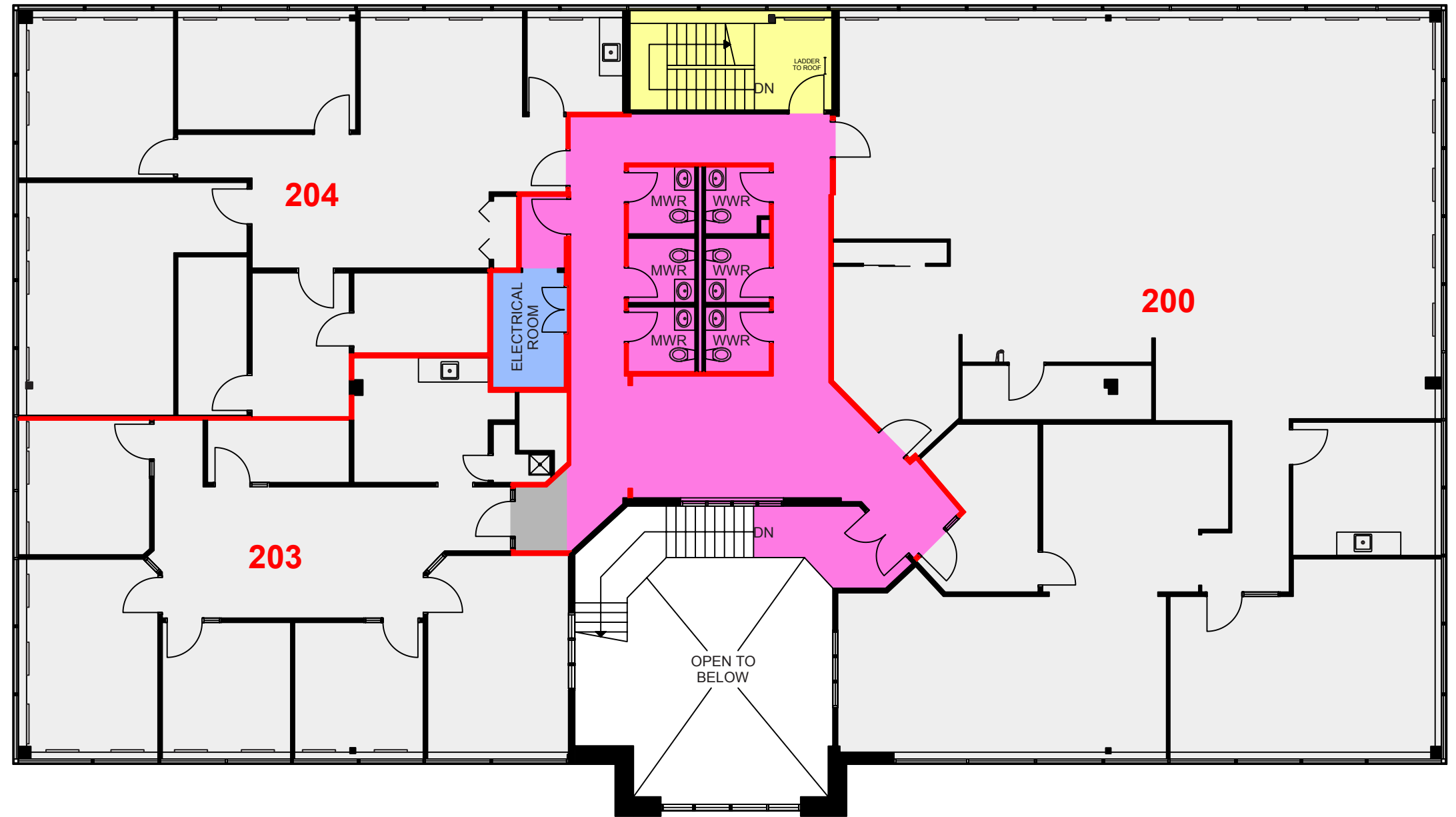
Mix of private offices and open areas designed for practical, day-to-day functionality.

Shared Core Amenities

Centralized common washrooms and building services support a clean and efficient layout.

Expansion Potential

Seamlessly complements the ground floor for tenants requiring additional space within the building.



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Demographic Data

The surrounding 5 km area offers a stable and well-established population base with a strong presence of working-age residents and a deep labour pool. The demographic profile reflects a balanced mix of experienced professionals and mid-career talent, supported by consistent population growth and a high level of workforce participation. This creates a dependable environment for businesses seeking access to skilled employees and a reliable customer base.

The area is characterized by a highly educated population with a concentration of individuals in professional, administrative, and technical fields. Combined with solid household incomes and a predominance of dual-income households, the market supports a wide range of office users, including professional services, healthcare, technology, and government-related tenants seeking both talent and long-term stability.

Labor Force Participation

69%

within a 5 km radius, a highly active working demographic with most employed in sales & services, business, finance, administration, government, and education.

Household Characteristics

Household growth is expected to reach

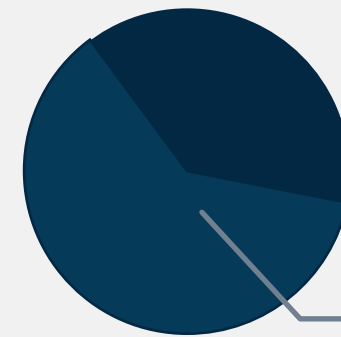
29.63% BY 2033



Well-established community with a balanced mix of household sizes and a strong working population. Consistent growth and economic stability support long-term business success.

Educational Attainment

About 61% of residents hold a Bachelor's Degree or higher within a 5 km radius.



BACHELOR'S DEGREE OR HIGHER

Income Levels

With 8.9% earning under \$40,000, the range of average household incomes is:

\$101K TO \$130,291K

Population Growth

The population within a 5 km radius is projected to reach 126,167 by 2033.

25% GROWTH BY 2033

Age Distribution

The neighbourhood is overwhelmingly working age, with over 83% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

MEDIAN AGE IS

40

AREA MAP

Strategically located in Ottawa's east end, 815 Taylor Creek Drive provides direct access to Highway 417 and key arterial routes, allowing for efficient travel across the city. Its proximity to the future Trim LRT station, expected in 2026, will further strengthen transit connectivity and ease of access for employees and visitors alike.

Surrounded by a variety of everyday conveniences, the property benefits from nearby amenities such as Tim Hortons, FreshCo, Giant Tiger, and A&W. This well-established amenity base supports daily operations while offering accessible options for dining, errands, and essential services within minutes of the building.

Your Brand, Front and Centre

Take advantage of opportunities for prime building signage with prominent exposure on HWY 417, offering exceptional visibility to thousands of vehicles daily – a powerful way to showcase your brand.

Diverse Employment Base

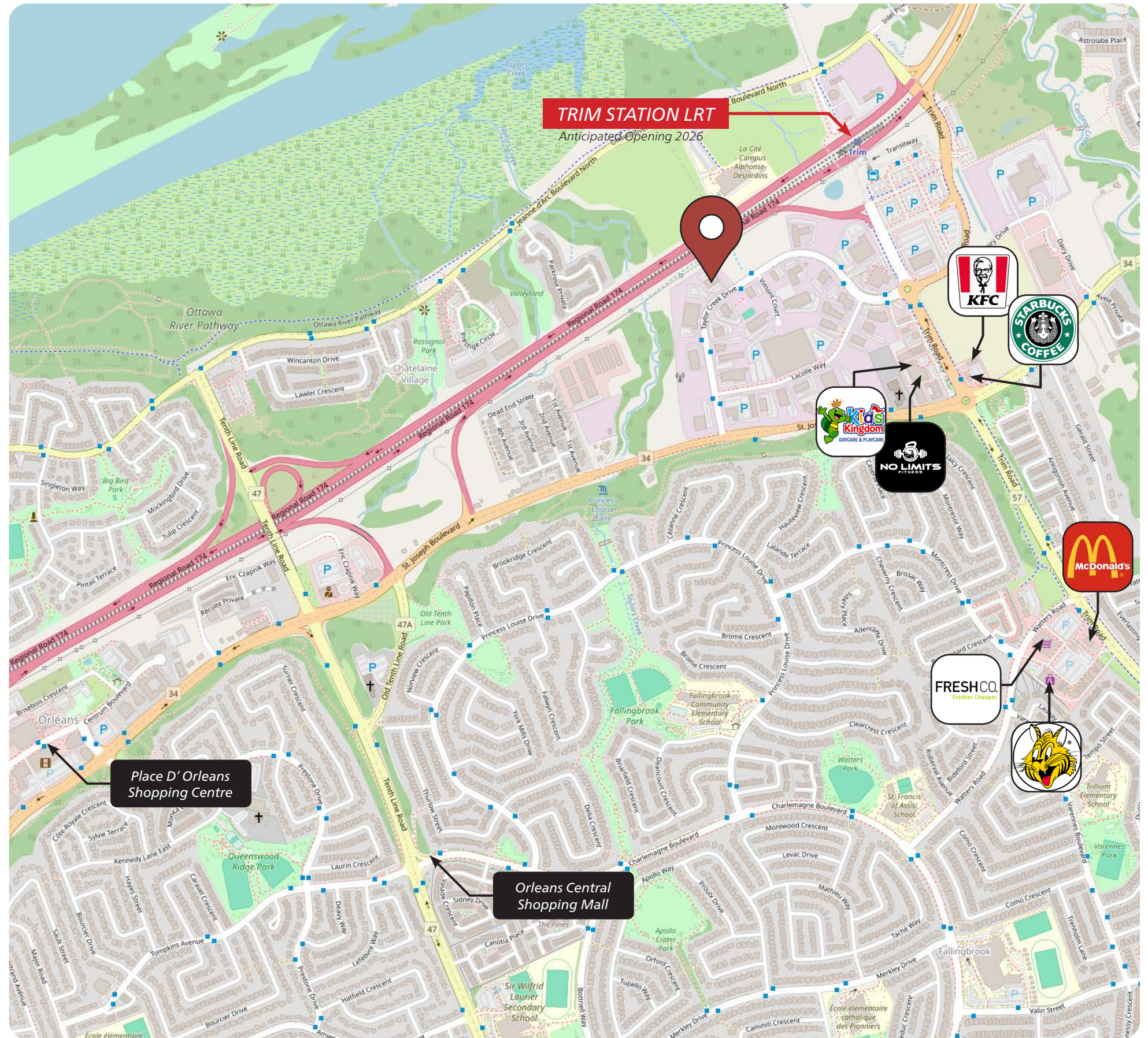
Supported by a stable mix of government, healthcare, retail, and professional service employers, the surrounding area benefits from a deep and reliable labour pool drawn from Ottawa's broader workforce, particularly the established residential communities of Orléans.

Connected for Success

Quick access to HWY 417, public transit routes, and cycling paths.

Convenience at Your Doorstep

Surrounded by a wide range of everyday amenities including Tim Hortons, FreshCo, Giant Tiger, and A&W, offering quick and easy access to dining, shopping, and essential services just minutes from the property.





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