

For Lease

**CBRE**

# 1157 Parisien Street

OTTAWA, ONTARIO

*4,650 SF Available for Lease*

Combined Warehouse & Office Space



## Offering Details

### LEASE

**Asking Gross Rent** \$ 17.00 PSF

**Additional Rent** \$7.90 PSF

**Legal Description** PT LT 26, CON 20F , PART 1,2,5,7 & 8 , 5R3120 , S/T & T/W N624150 (PARTIALLY RELEASED BY OC2068837); S/T CT256952A GLOUCESTER

**PIN** 042630111

**Lease Term** Negotiable

**Availability** April 1st, 2026

### The Opportunity

CBRE Limited is proud to present 1157 Parisien Street in Ottawa, Ontario. This property features a functional layout with 3 private offices and a large boardroom, ideal for various business needs. Amenities include a convenient kitchenette and separate male and female bathrooms. The building offers efficient loading and unloading with 2 dock doors. Zoned IL2F(0.7)H(14), the property boasts an approximate 70/30 warehouse/office ratio. Climate control is managed by natural gas-fired heating and electrically powered cooling HVAC units, with individually metered gas and hydro, while water is included in the additional rent. Furthermore, 1157 Parisien Street in Ottawa enjoys convenient access to major transportation routes. Located close to the Queensway (Highway 417), residents can easily connect to the city's east-west arteries.

### Property Details

**Municipal Address** 1157 Parisien Ottawa, Ontario

**Unit Size** 4650 square feet, with additional square footage potentially available

**Heating** Natural gas-fired heating

**Power** TBC

**Loading** 2 dock doors

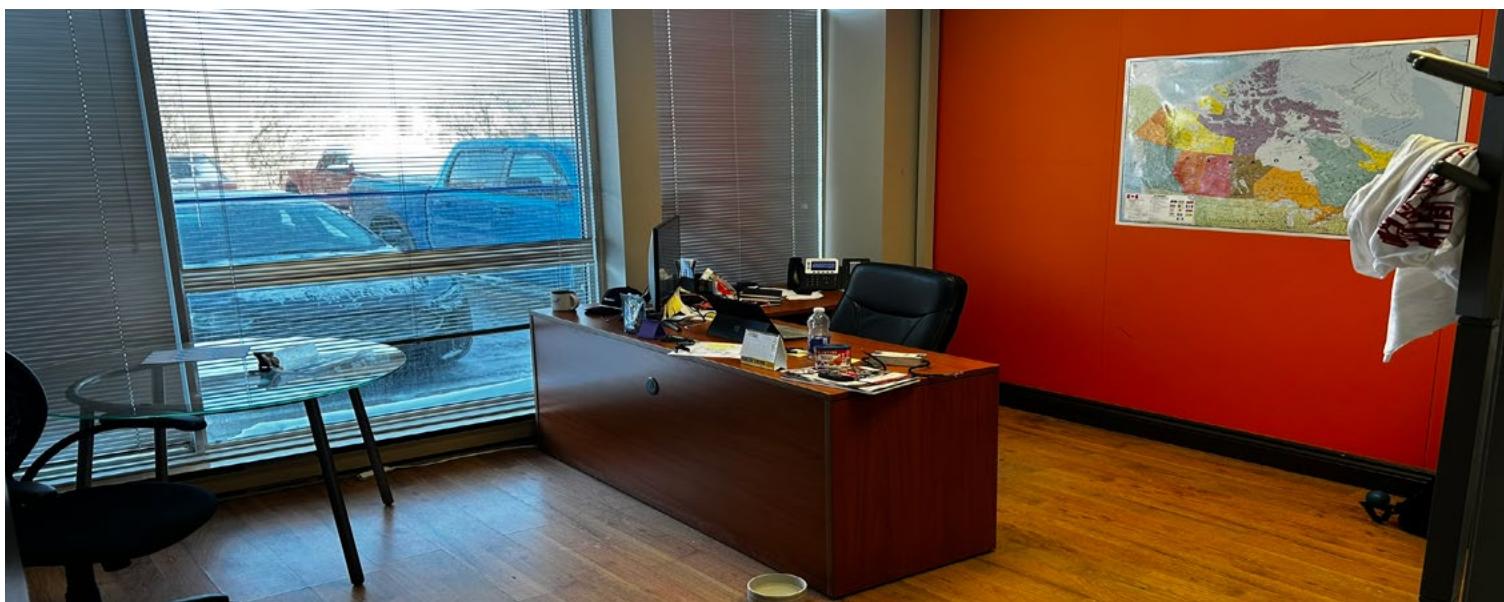
**Zoning** IL2F(0.7)H(14)

**Clear Height** 18'

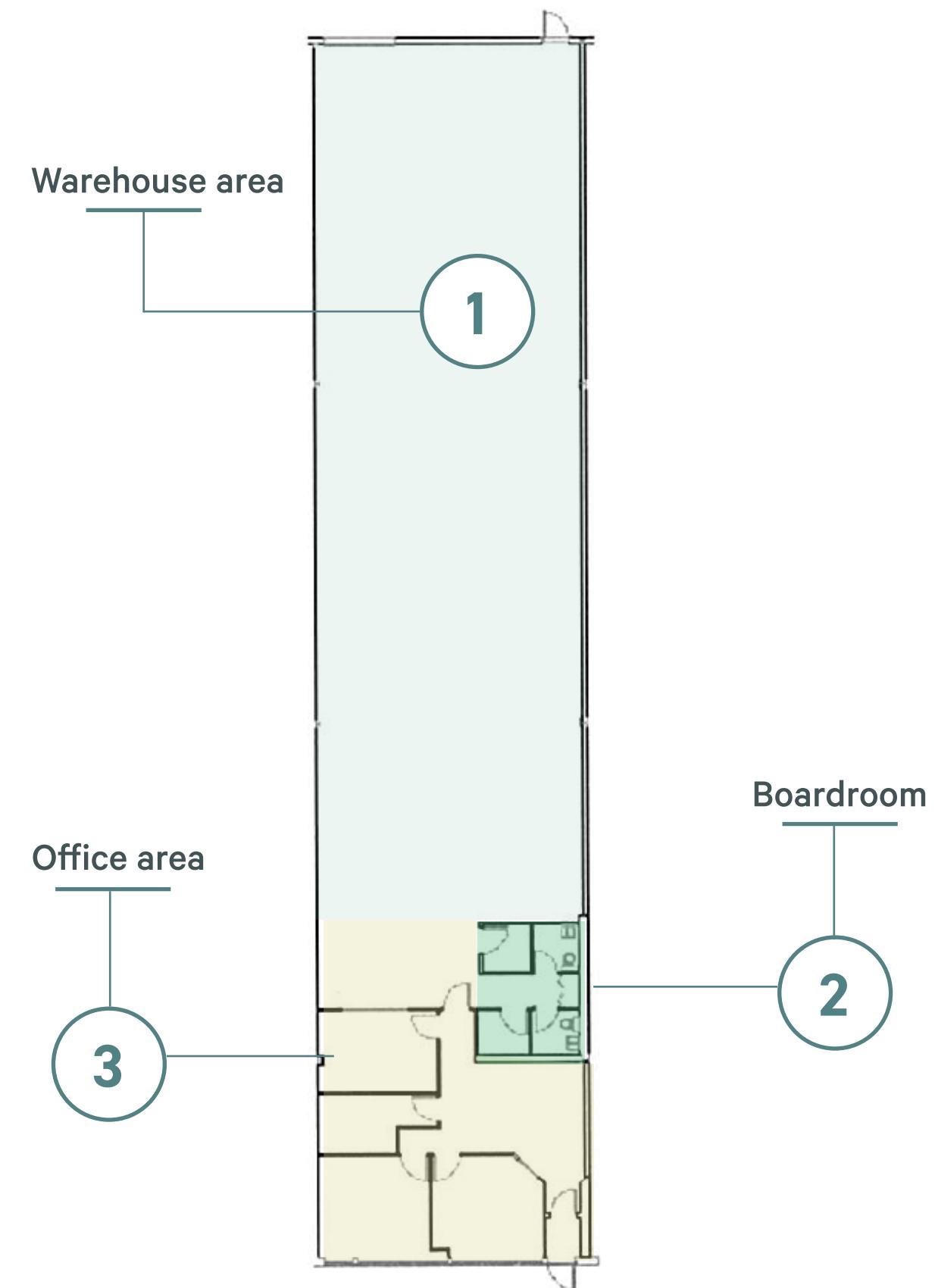
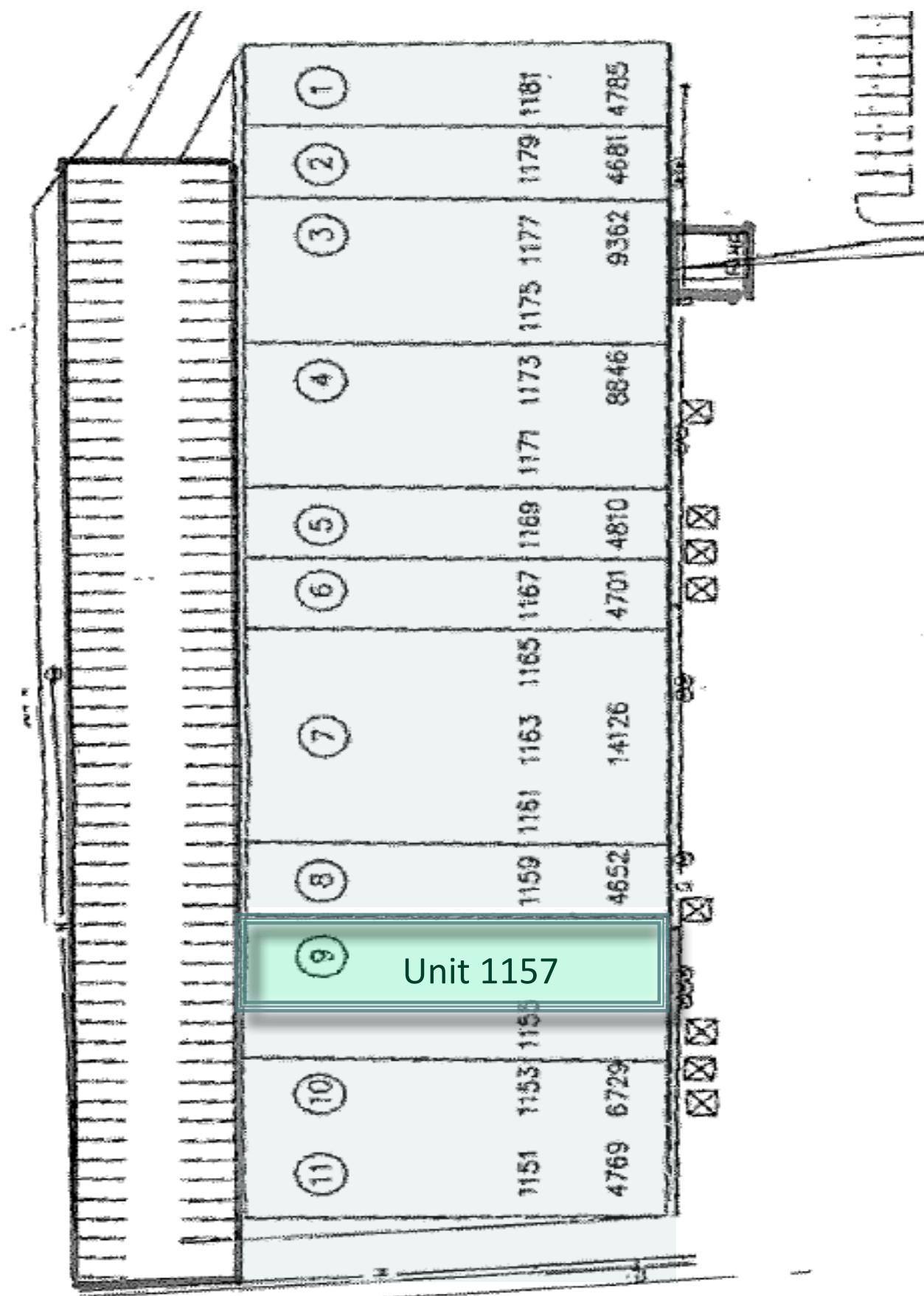
**Storage** Storage Available



## Interior Photos



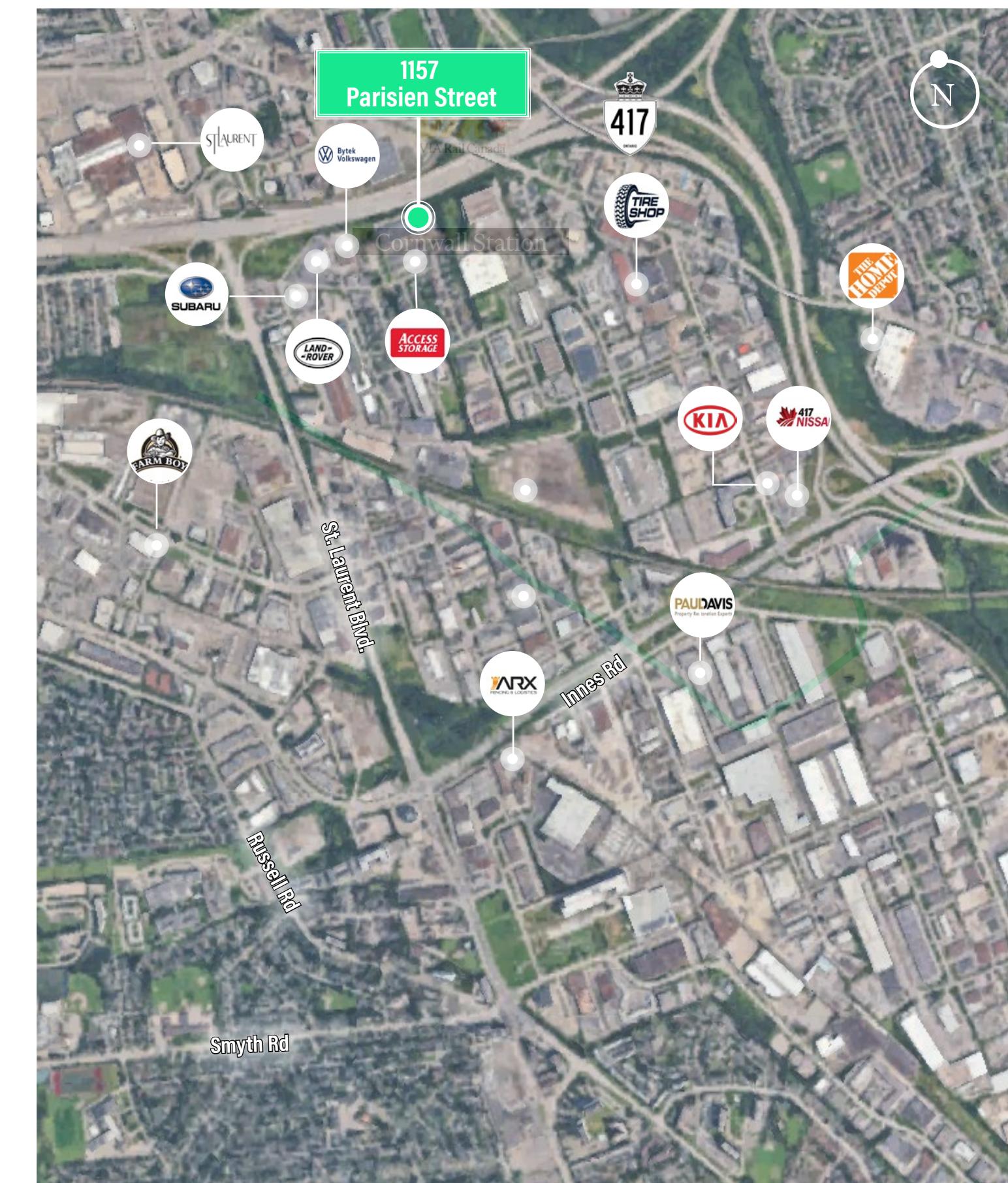
Existing Floor Plan Layout



## Location Overview



## Nearby Amenities





## Contact Us

### Steve Piercy\*

Vice President  
T: +1 613 691 2100  
steve.piercy@cbre.com

### Mike McMurtry

Sales Representative  
T: +1 613 691 2135  
michael.mcmurtry@cbre.com

### CBRE Limited

Real Estate Brokerage  
T: +1 613 782 2266  
www.cbre.ca/ottawa

\*Sales Representative

**CBRE Limited | 340 Albert Street, Suite 1900 | Ottawa, ON | K1R 7Y6 | T: +1 613 782 2266 | F: +1 613 782 2296**

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