



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

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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

~~Unit 306~~ ~~(former dental clinic)~~ ~~2,646 sf~~

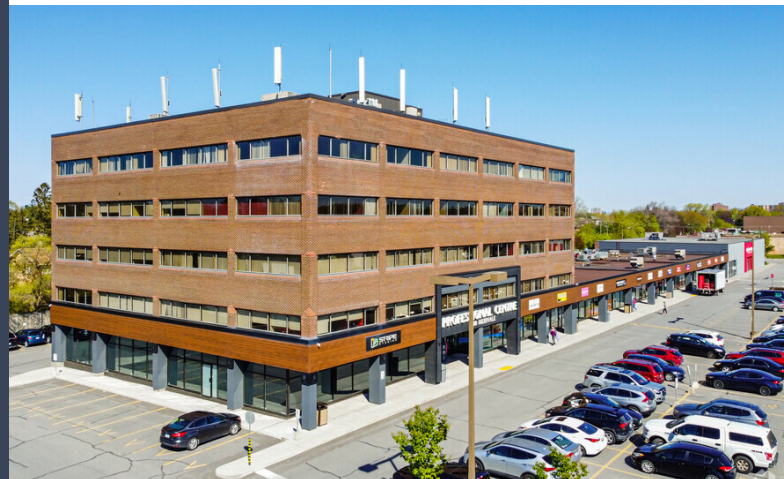
Leased

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



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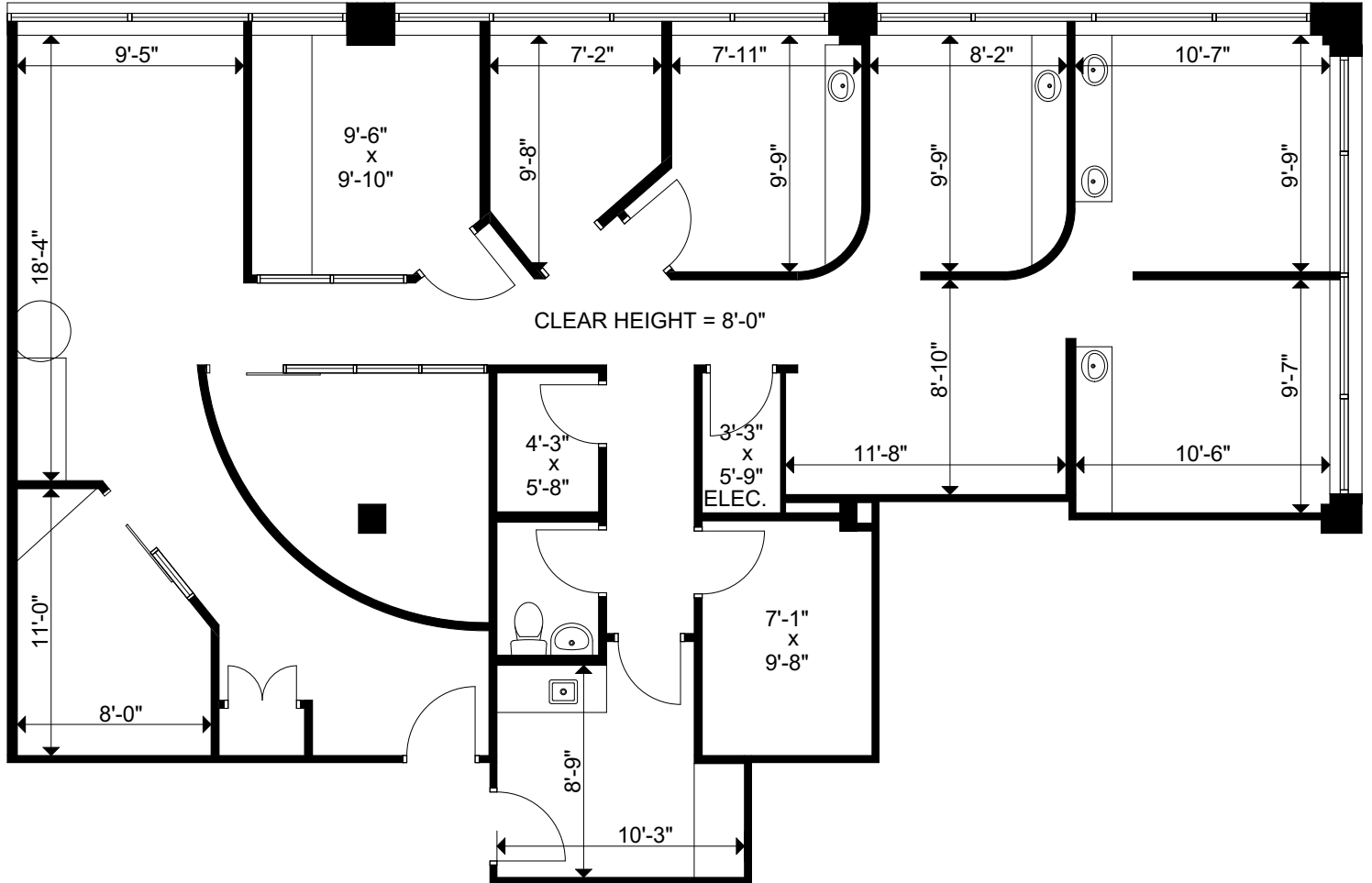
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Floorplan

Office and retail space for lease

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Unit 306 = 2,648 sf



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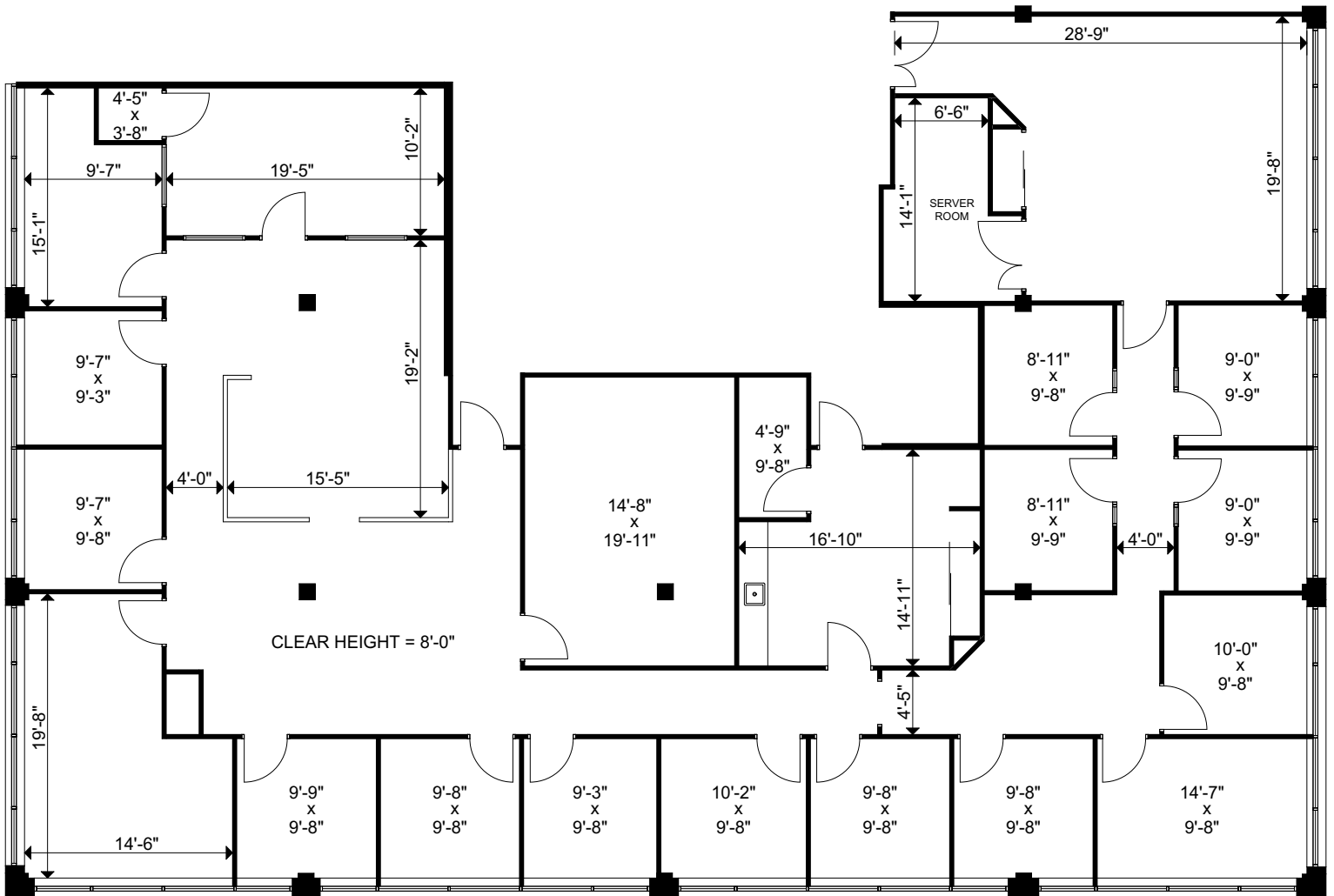
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Floorplan

Office and retail space for lease

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Unit 504 = 5,029 sf



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Gallery

Retail Unit 18

Office and retail space for lease

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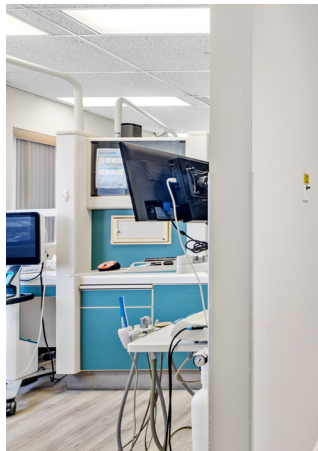
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Gallery

Unit 200

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Gallery

Unit 306

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Gallery

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Map

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Map data ©2023 Google



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Location Overview

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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

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