

// Approx. 3,600 SF of  
Prime Office Space

# FOR SALE OR LEASE

**595 Byron Avenue  
Westboro, Ottawa, ON.**



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**CDNGLOBAL®**  
Commercial Real Estate Advisors



# PROPERTY DETAILS



**Address:**

**595 Byron Avenue  
Ottawa, ON, K2A 4C4**

**SOLD CONCURRENTLY WITH:**

**103-595 Byron Ave.  
203-401 Golden Ave.  
27-401 Golden Ave.**

**Neighbourhood:**

**Westboro**

**Office Area Size:**

3,600 SF Rentable (Approx.)

**Zoning:**

TM[83] Traditional Main Street  
Zone

**Availability:**

On or about November 1<sup>st</sup>, 2025

**Sale Price:**

\$1,795,000.00

**Base Rent:**

\$23.00 per Sq. Ft.

**Additional Rent:**

\$16.02 + Hydro + HST.  
(Condominium Fees)

Tenant is responsible for their  
own Insurance

## PROPERTY DETAILS



Currently laid out as an Architectural and Engineering office space, this professional office space can be reconfigured for many other uses.

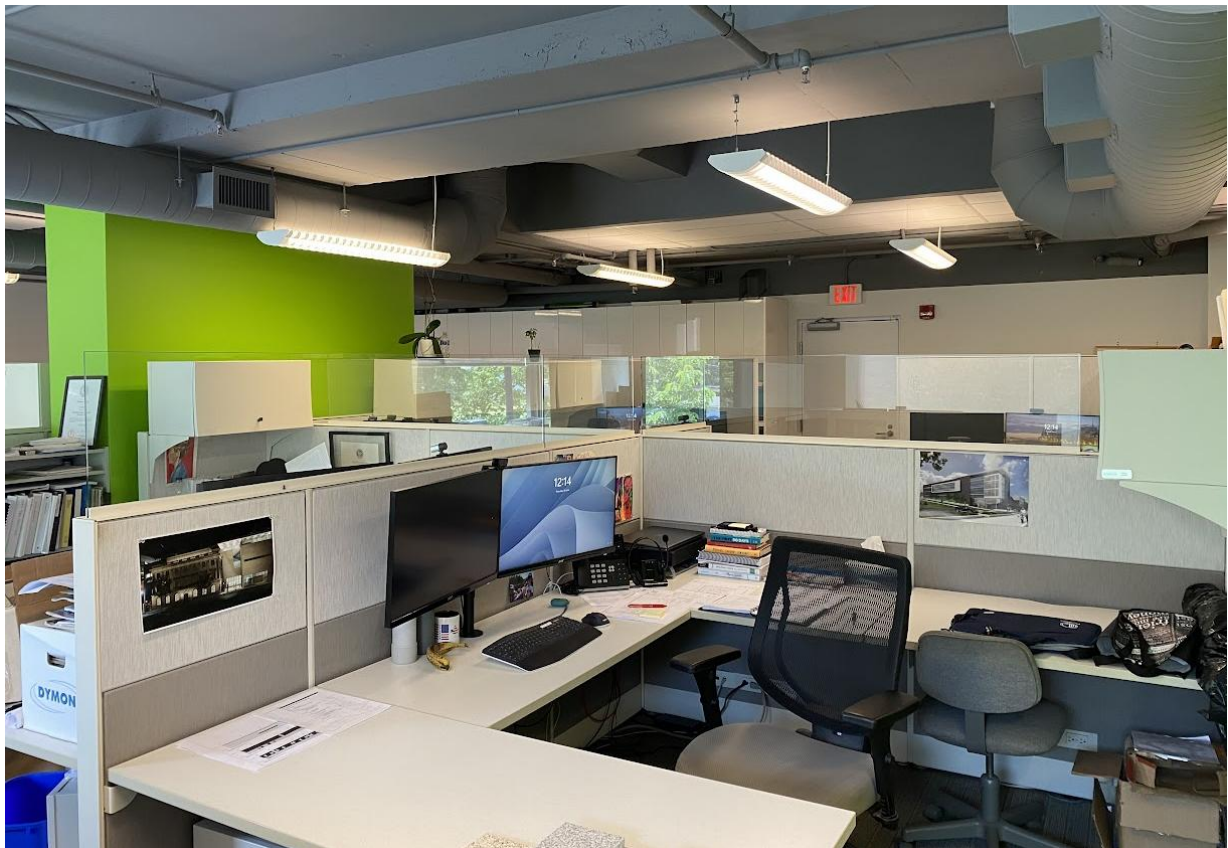
Space includes 2 enclosed offices on the second floor plus a large open work area, a meeting room, reception area, and a secure storage unit. Access to common washrooms on the second floor. The ground floor consists of a large meeting room, a kitchenette and 2 in suite washrooms.

2 underground parking spaces are included in the purchase price. Additional rental parking may be arranged through the building management. Abundant street parking nearby as well.

Both ground floor / street access off Byron Ave., as well as building access off Golden Ave., for elevator / handicap access and to the underground parking. Condominium Fees include gas and water.



# Interior Features



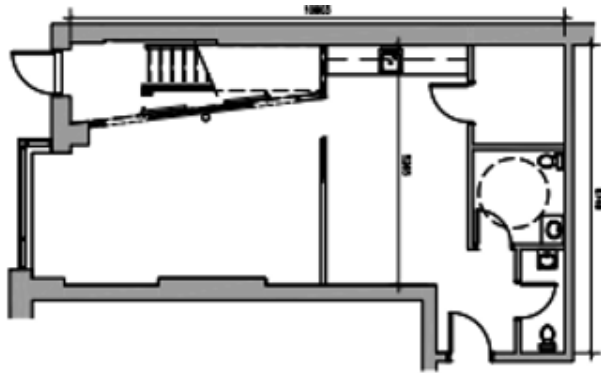


# Interior Features

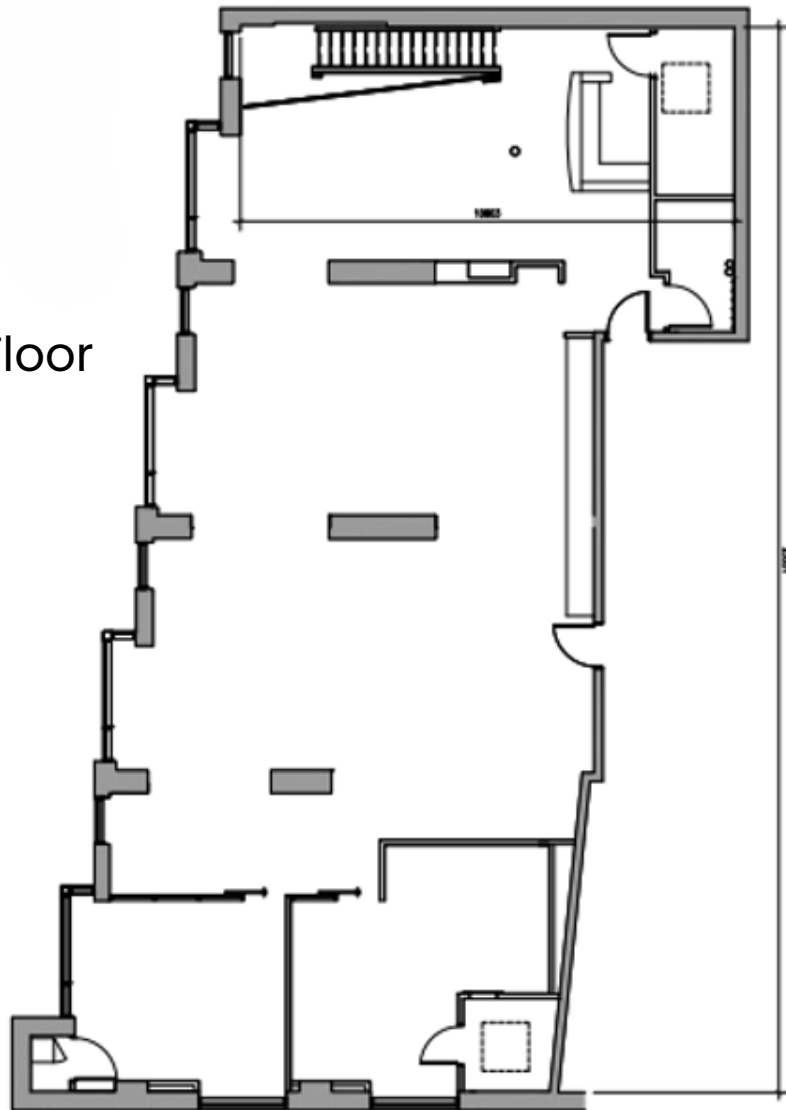


# FLOOR PLANS

Ground Floor



Second Floor



Total floor plan area is approximately 3,600 sq ft. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

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# LOCATION and AMENITIES

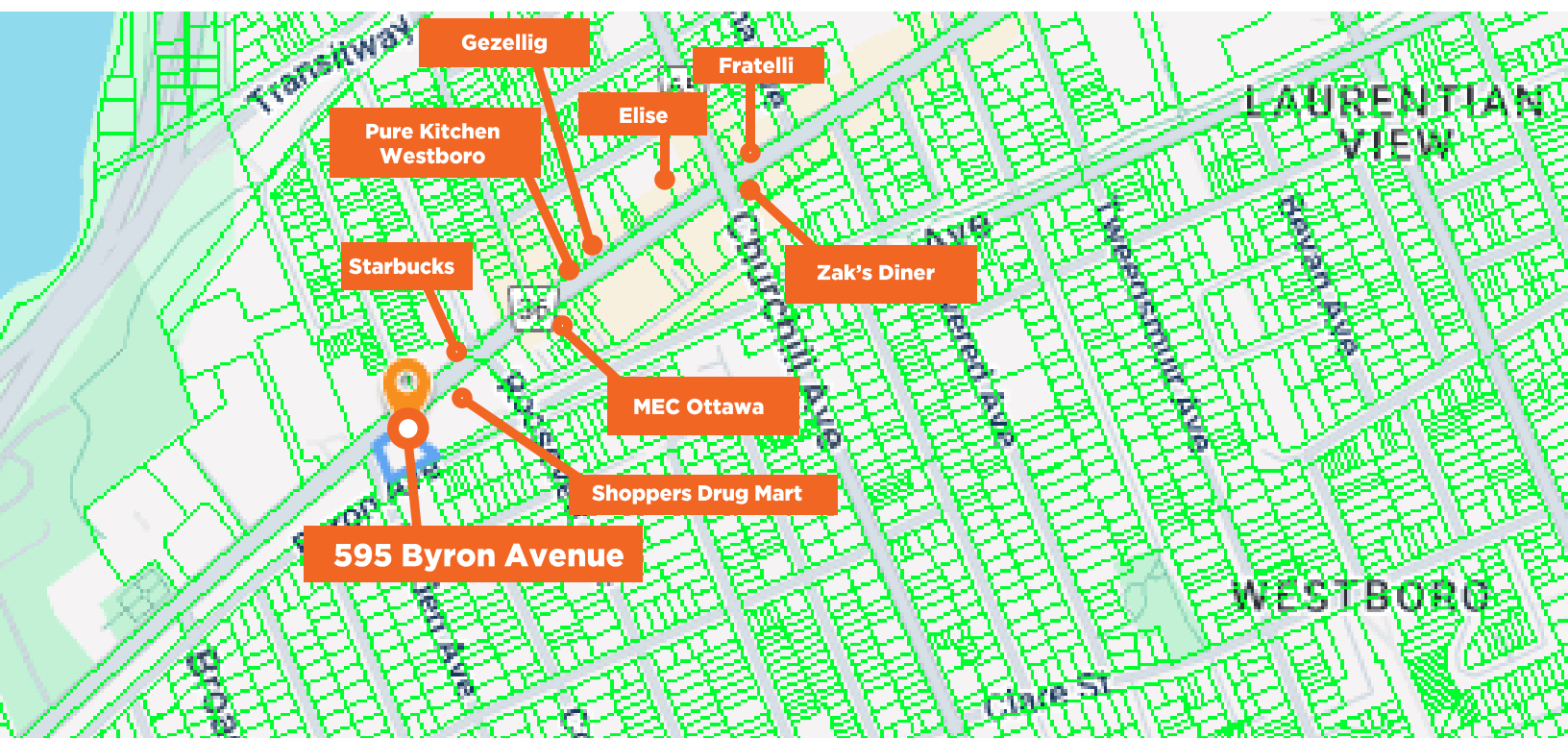
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## Westboro

Located in the heart of Westboro, on Byron Avenue, between Golden Avenue and Roosevelt Avenue. Both underground parking and street parking available. Close to Zak's Diner, Lululemon, MEC, Gezellig, Shoppers Drug Mart, Starbucks Coffee, etc.

Walk Score is 95% and Bike Score is 99%. While the Transit Score is 70%, that will improve as soon as the LRT Connects to the neighbourhood.

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