



Office Space For Lease

# MORRISON DRIVE

1140 Morrison Drive & 1150 Morrison Drive  
Ottawa, ON

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**LOCATED IN OTTAWA'S PRIME WEST-END HIGHWAY  
CORRIDOR**





# Highlights

- Two adjacent buildings in a high-demand commercial area of Ottawa
- Strategically located near major transportation routes including Highway 417 & OC Transpo
- Ample on-site parking for tenants and visitors
- Flexible zoning suitable for a wide range of uses: office, light industrial, service commercial
- Well-maintained premises with modern upgrades and professional curb appeal





Source: <https://www.loopnet.ca/Listing/1140-Morrison-Dr-Ottawa-ON>

# 1140 Morrison Dr.

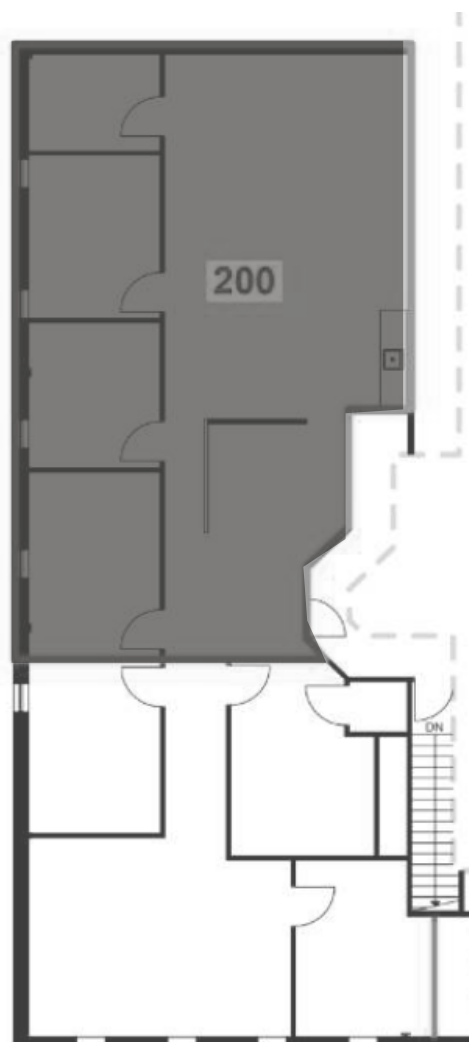
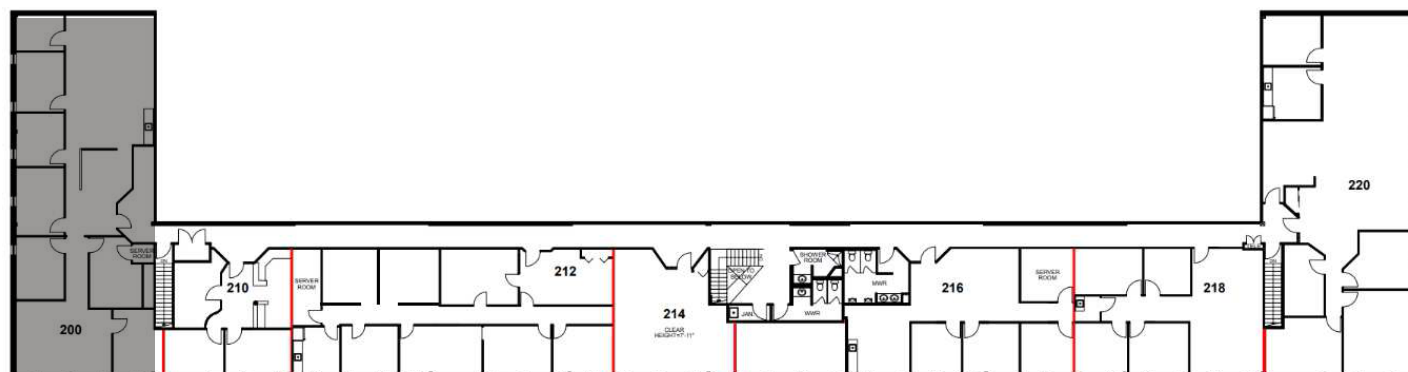
## Property Overview

|                  |                               |
|------------------|-------------------------------|
| Building Size:   | 54,627 SF                     |
|                  | 200: 1,663 SF                 |
|                  | 201: 1,140 SF                 |
| Available Units  | 210: 813 SF                   |
|                  | 200/201/210: 3,616 SF         |
|                  | 214: 721 SF                   |
|                  | 218: 1,366 SF                 |
| Net Rent:        | \$13.00                       |
| Additional Rent: | \$11.88 PSF + HST (2025 Est.) |
| Available:       | Immediately                   |

# 2<sup>nd</sup> Floor

UNIT 200: 1,663 SF

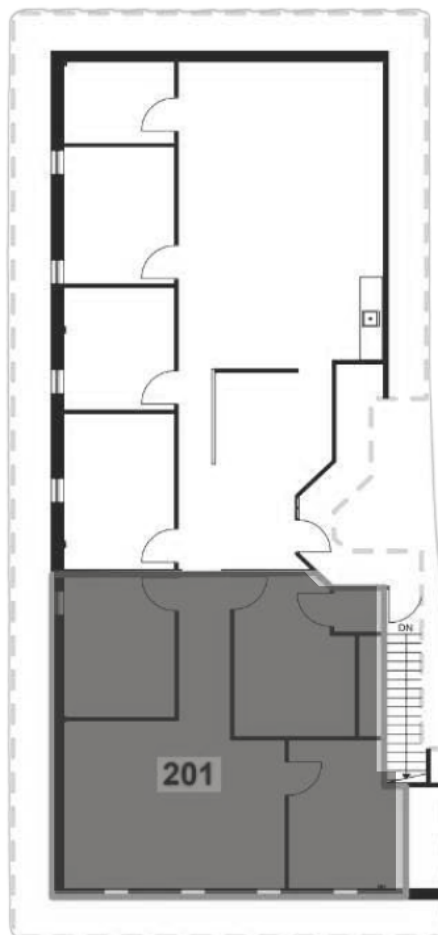
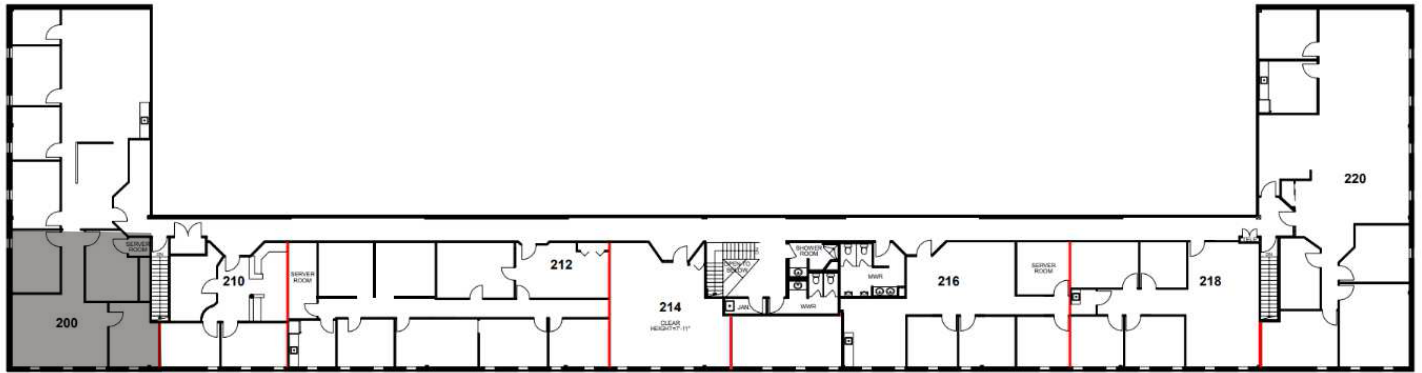
CONTIGUOUS WITH UNIT 201 & UNIT 210



# 2<sup>nd</sup> Floor

UNIT 201: 1,140 SF

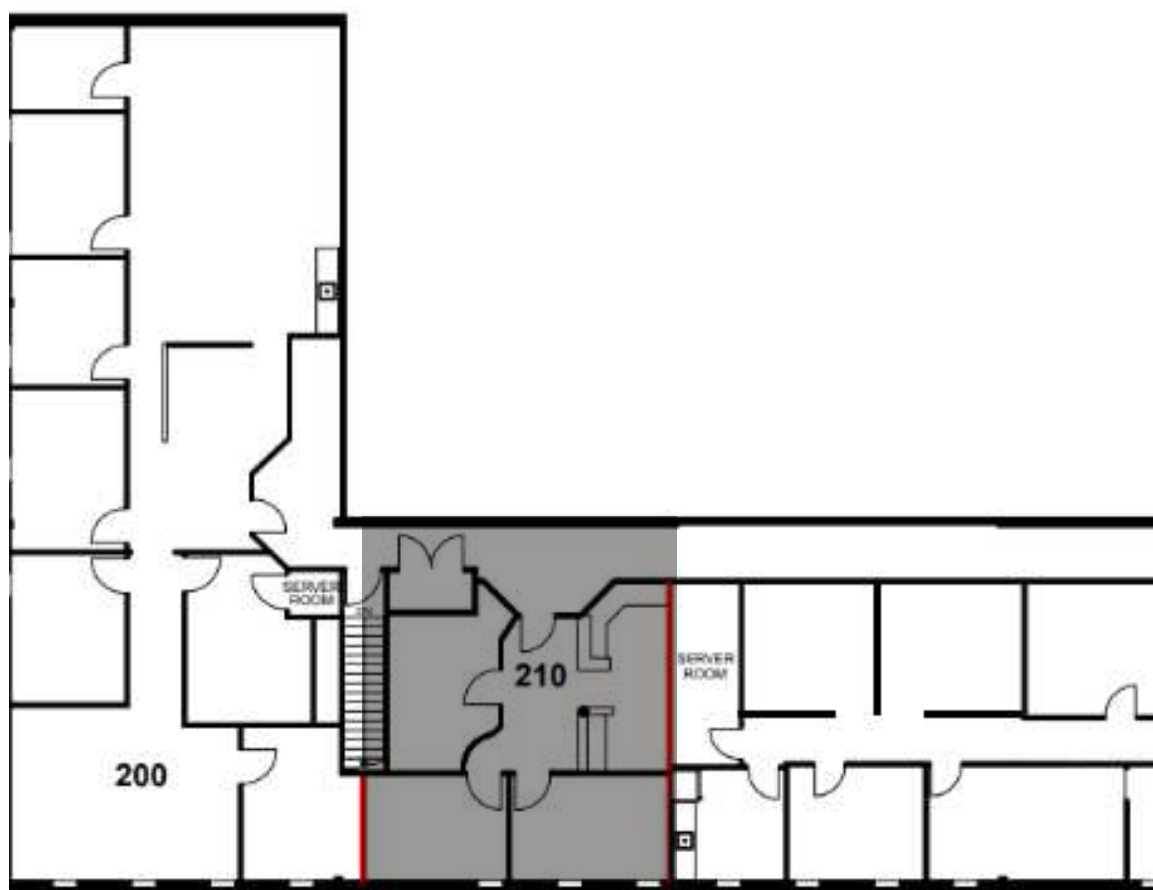
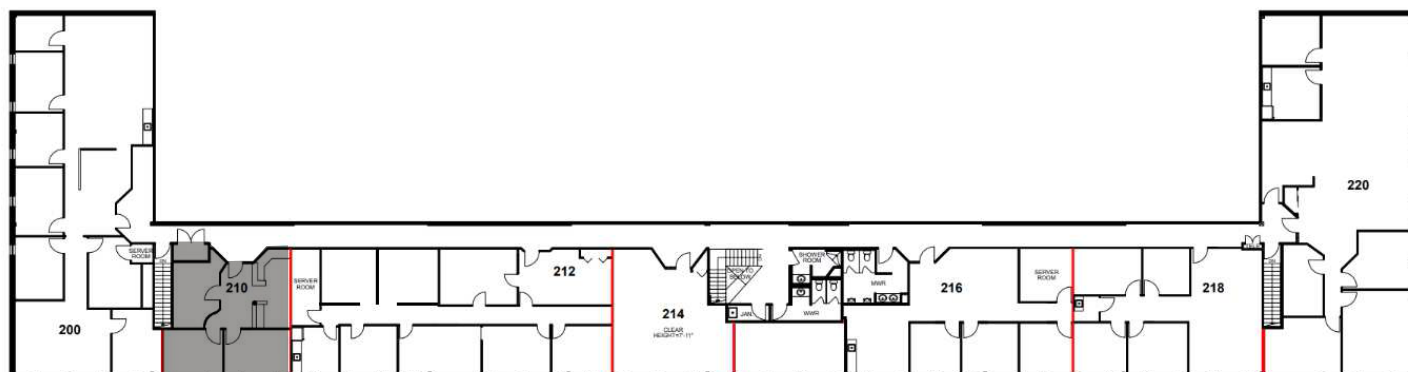
CONTIGUOUS WITH UNIT 200 & UNIT 210



# 2<sup>nd</sup> Floor

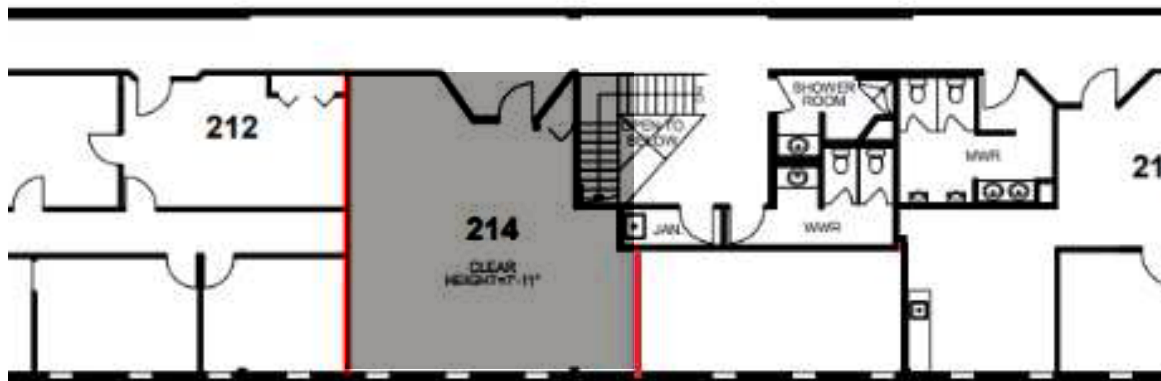
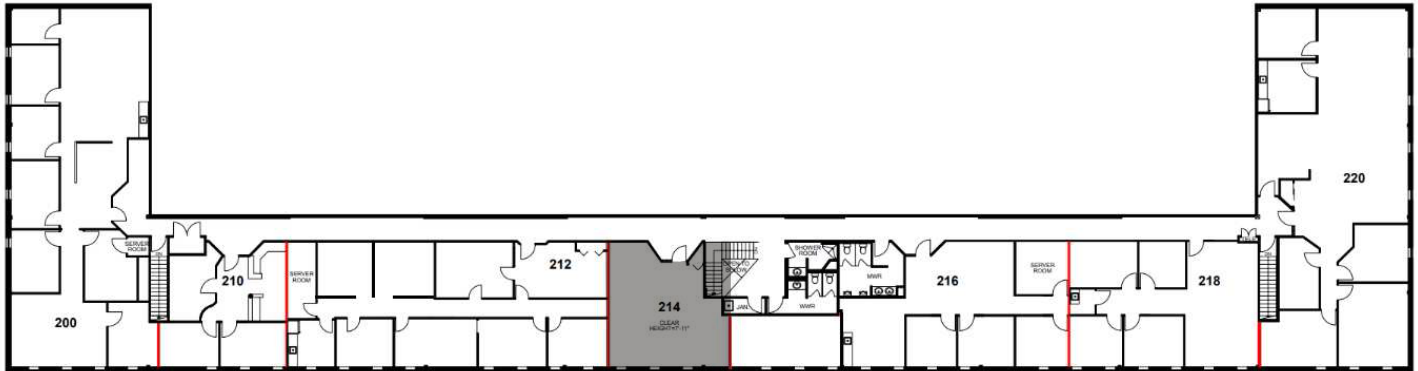
UNIT 210: 813 SF

CONTIGUOUS WITH UNIT 200 & UNIT 201



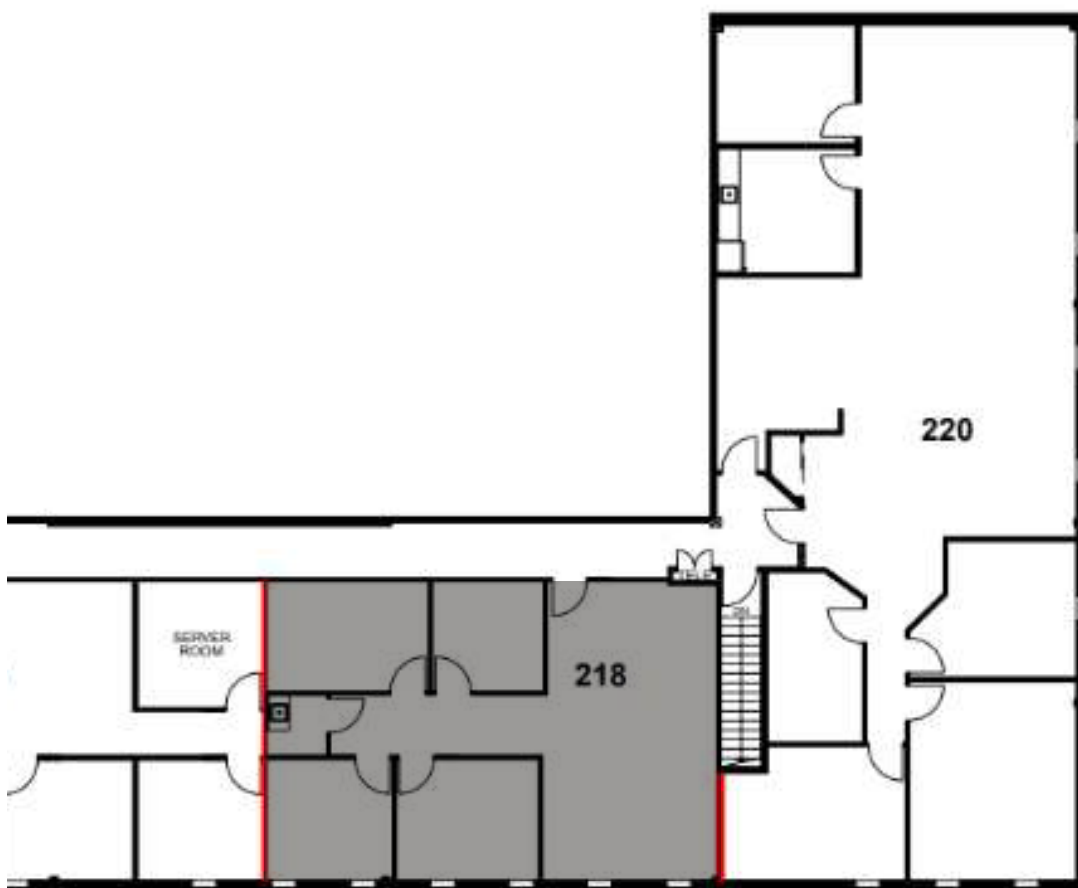
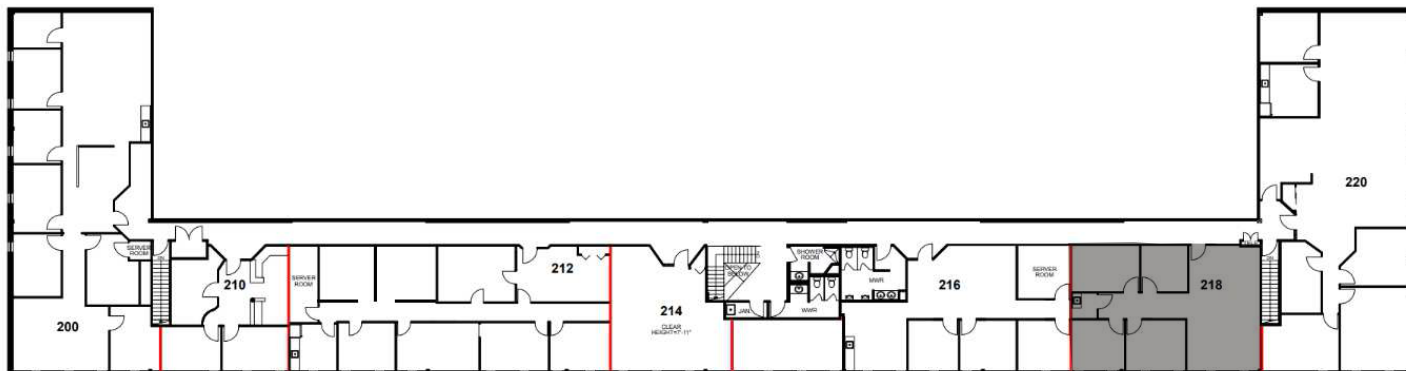
# 2<sup>nd</sup> Floor

UNIT 214: 721 SF



# 2<sup>nd</sup> Floor

UNIT 218: 1,366 SF







Source: <https://www.loopnet.ca/Listing/1150-Morrison-Dr-Ottawa>

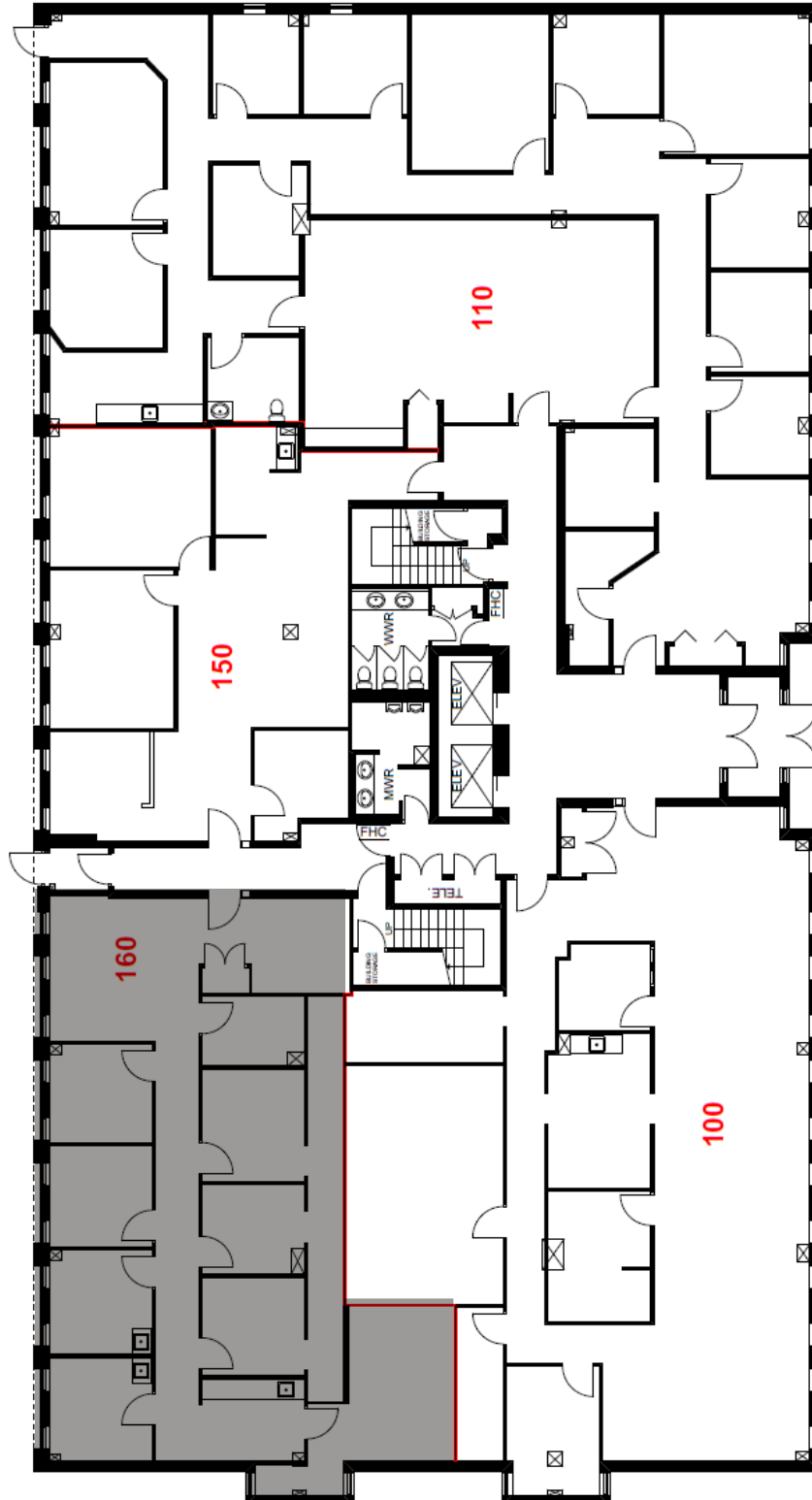
# 1150 Morrison Dr.

## Property Overview

|                  |                                         |
|------------------|-----------------------------------------|
| Building Size:   | 40,530SF                                |
|                  | 160: 1,875 SF                           |
|                  | 200: 1,194 SF                           |
|                  | 201: 2,184 SF (available March 1, 2026) |
| Available Units  | 202: 656 SF                             |
|                  | 206: 2,442 SF                           |
|                  | 201/202/206: 5,282 SF                   |
|                  | 303: 1,345 SF                           |
| Net Rent:        | \$13.00                                 |
| Additional Rent: | \$12.53 PSF + HST (2025 Est.)           |
| Available:       | Immediately                             |

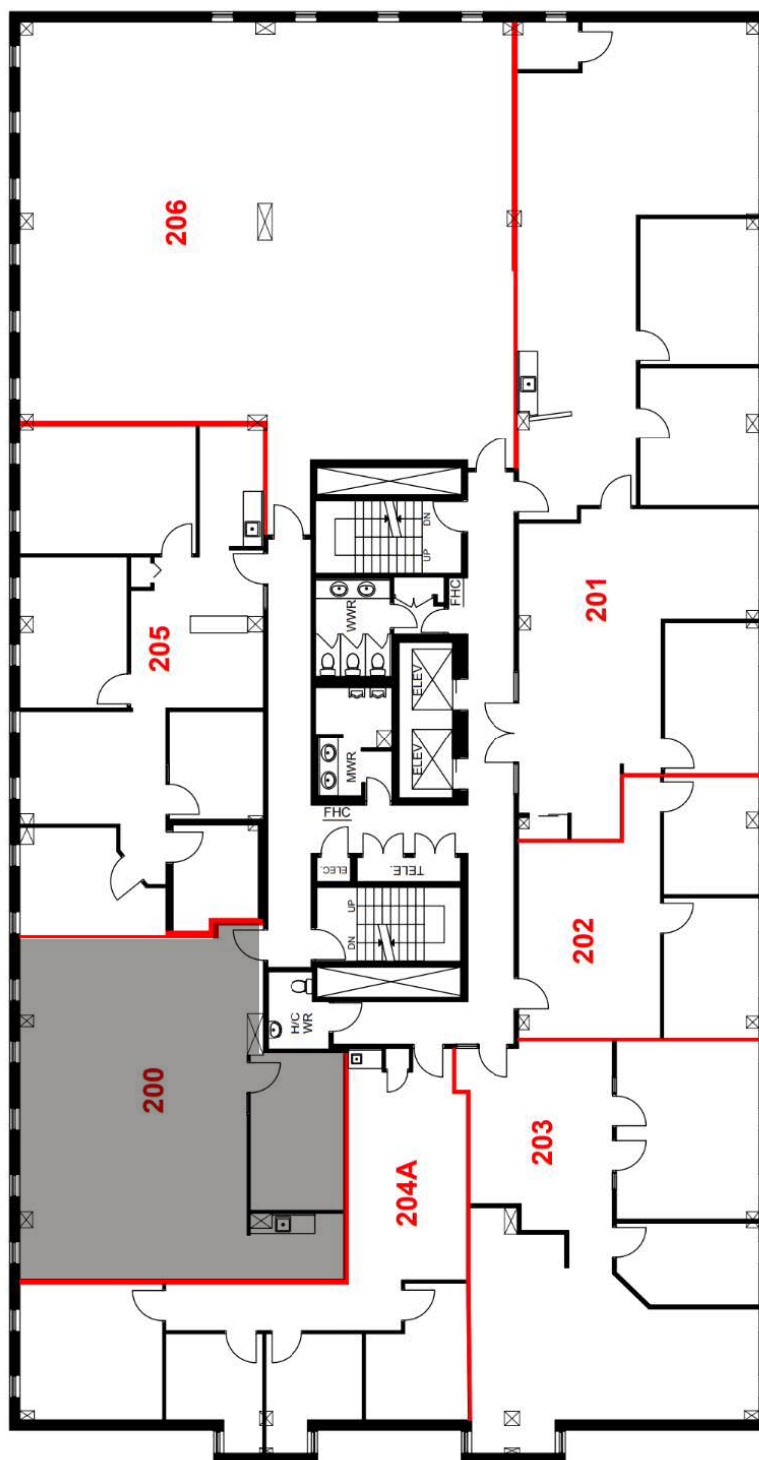
# Ground Floor

UNIT 160: 1,875 SF



# 2<sup>nd</sup> Floor

UNIT 200: 1,194 SF

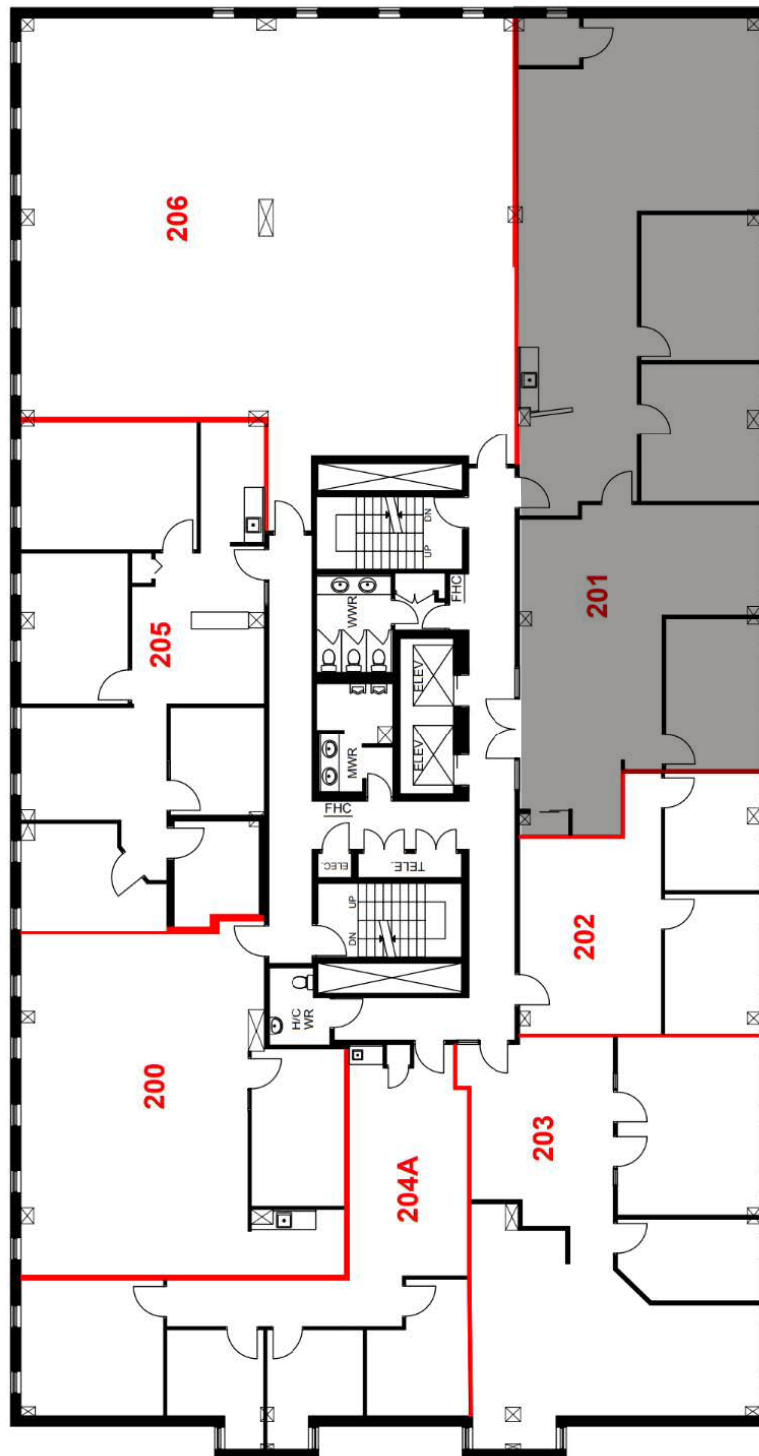




# 2<sup>nd</sup> Floor

UNIT 201: 2,184 SF

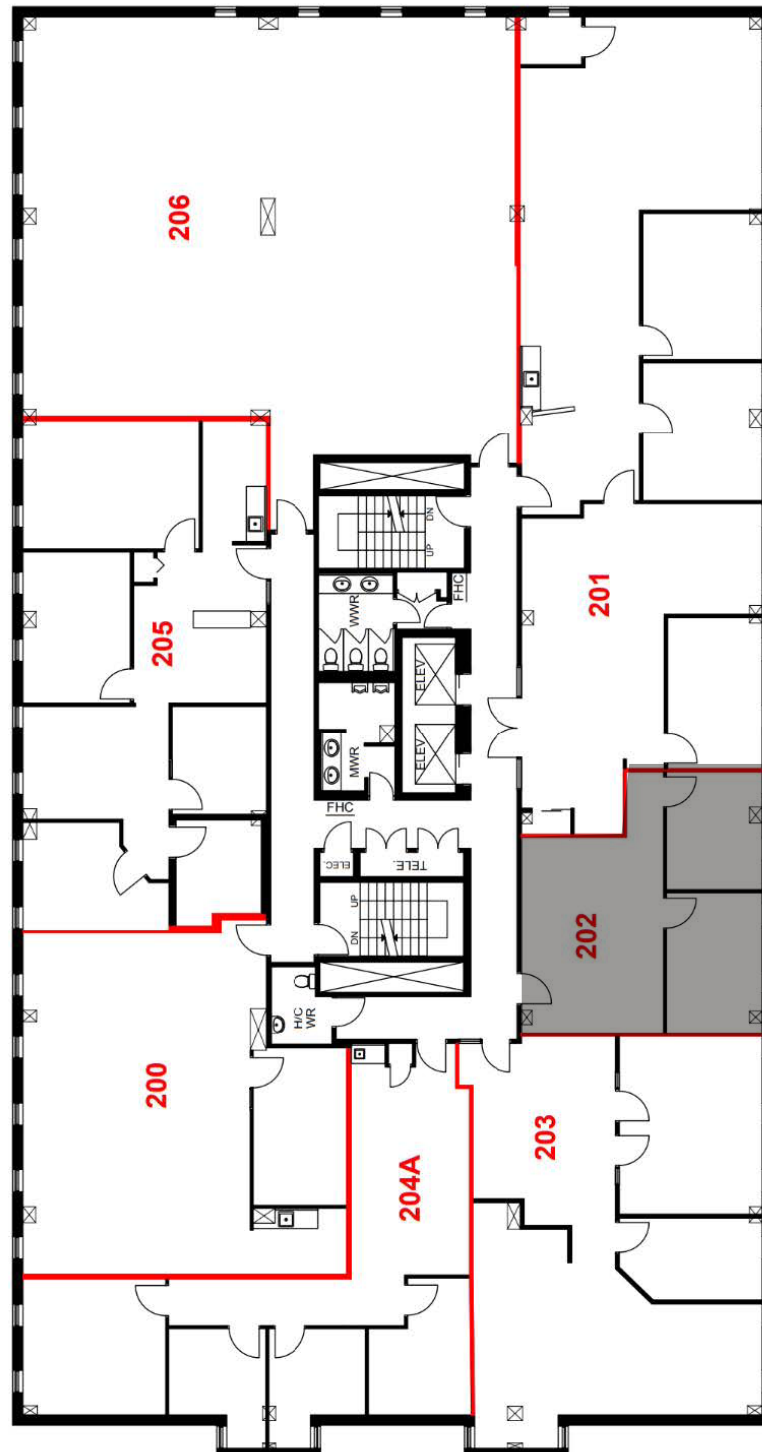
CONTIGUOUS WITH UNIT 202 & UNIT 206



# 2<sup>nd</sup> Floor

UNIT 202: 656 SF

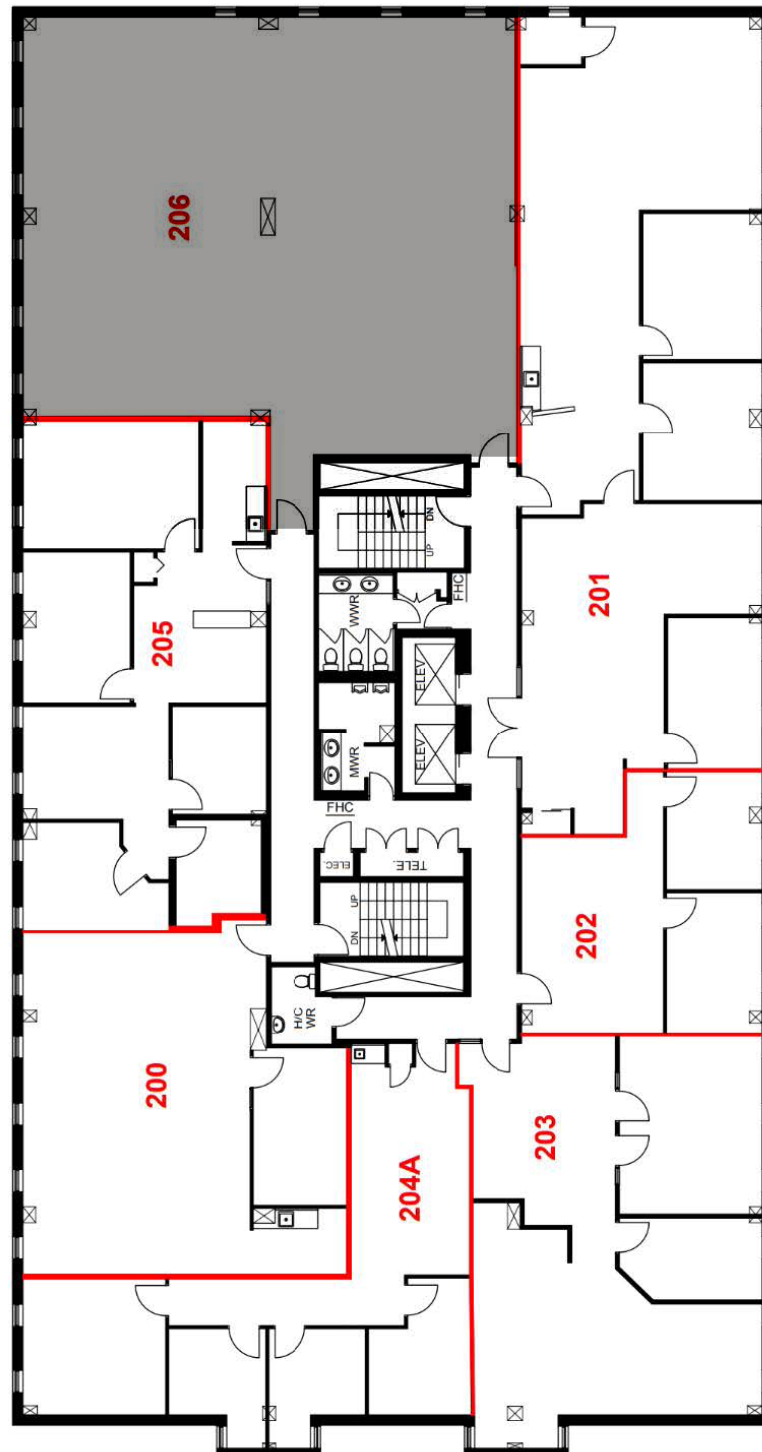
CONTIGUOUS WITH UNIT 201 & UNIT 206



# 2<sup>nd</sup> Floor

UNIT 206: 2,442 SF

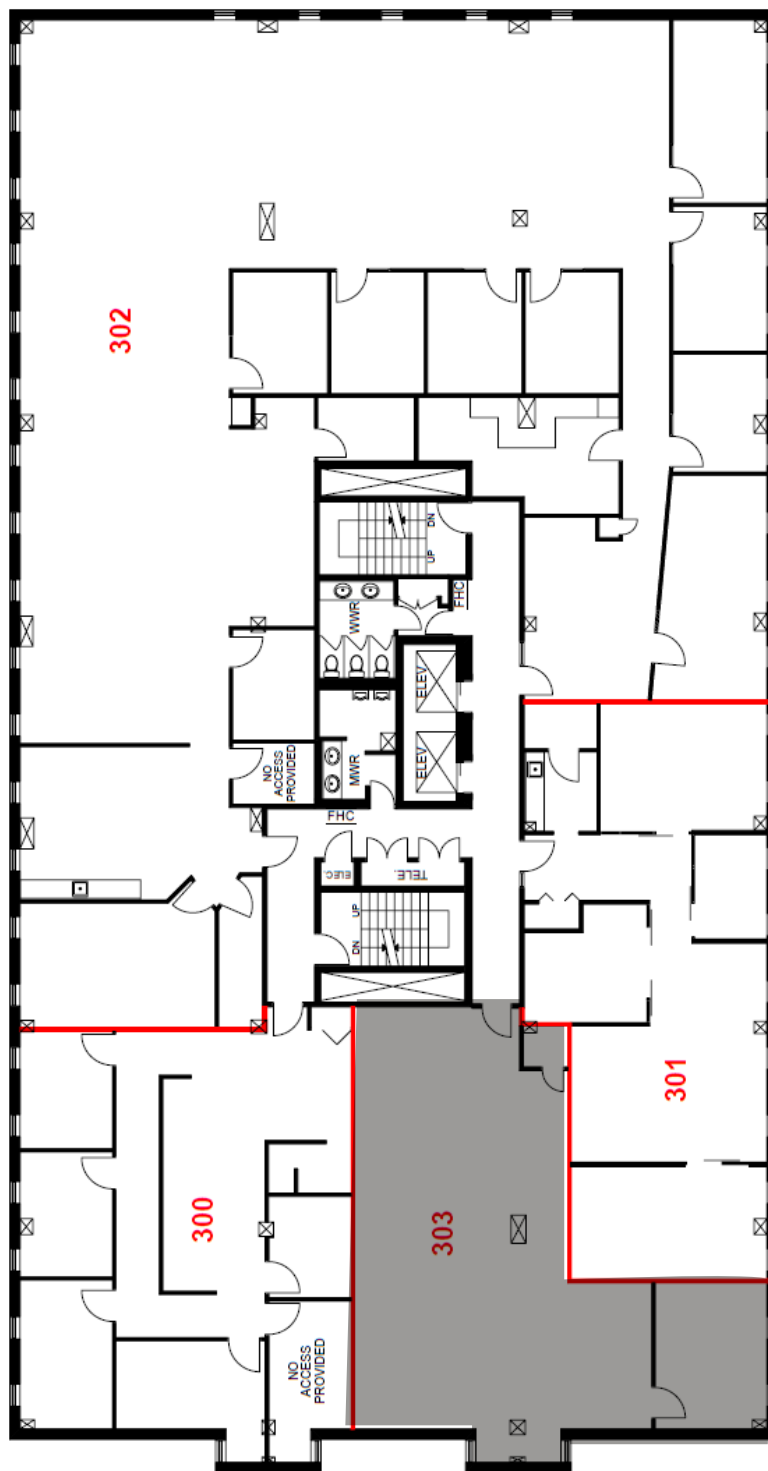
CONTIGUOUS WITH UNIT 201 & UNIT 202

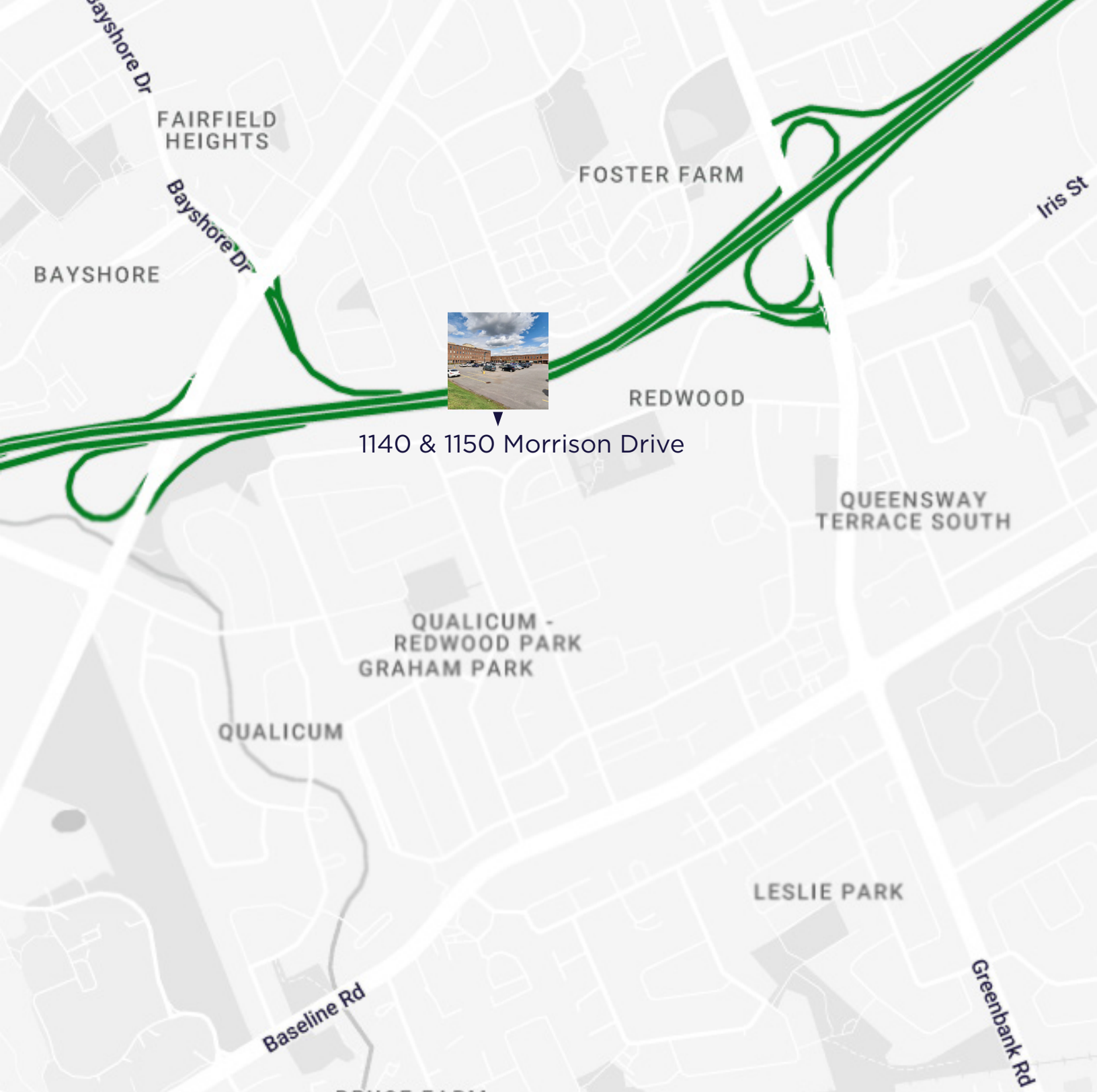




# 3<sup>rd</sup> Floor

UNIT 303: 1,345 SF





1140 & 1150 Morrison Drive

## CONTACT INFORMATION

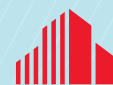
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