



Office Space For Lease

MORRISON DRIVE

1140 Morrison Drive & 1150 Morrison Drive
Ottawa, ON

**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
- Flexible lease terms from 12 months to 5 years



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

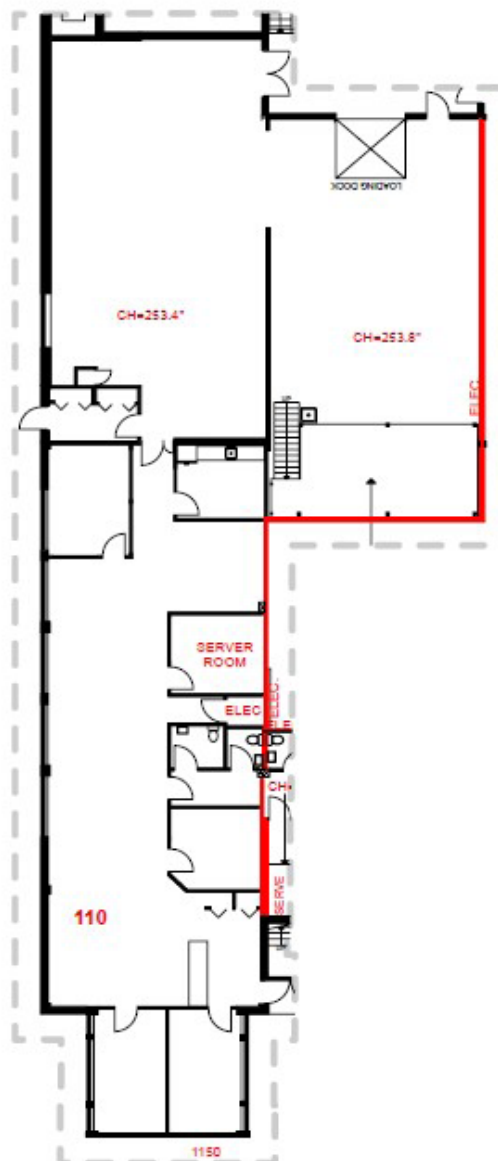
1140 Morrison Dr.

Property Overview

Building Size:	54,627 SF
	110: 5,933 SF Warehouse Space (Net Rent: \$16.50)
	200: 1,663 SF
	201: 1,140 SF
	210: 813 SF
	200/201/210: 3,616 SF
	214: 721 SF
Available Units:	218: 1,366 SF
	Net Rent: \$13.00 PSF 2 nd Floor Office Space
	Additional Rent: \$11.87 PSF + HST (2026 est.) 2 nd Floor Office Space
	Additional Rent: \$7.29 PSF + HST (2026 est.) Warehouse Space
Available:	Immediately

1st Floor

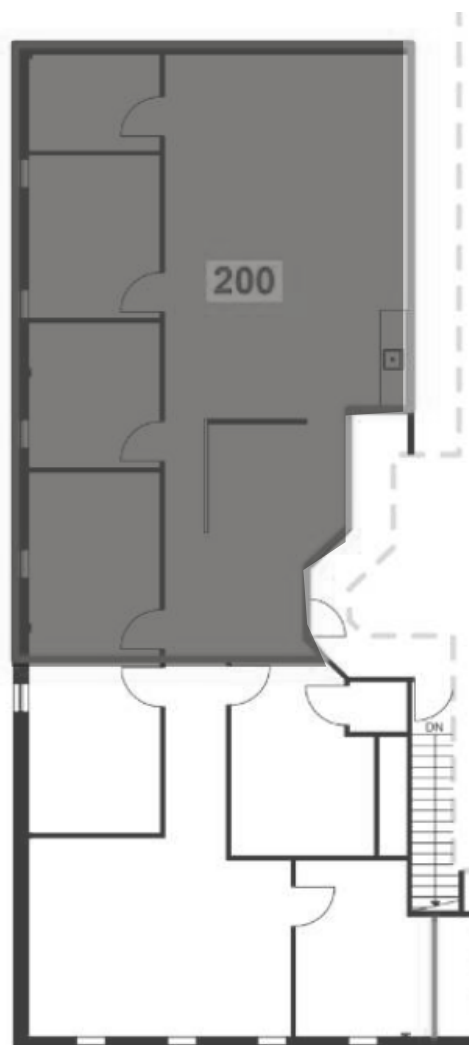
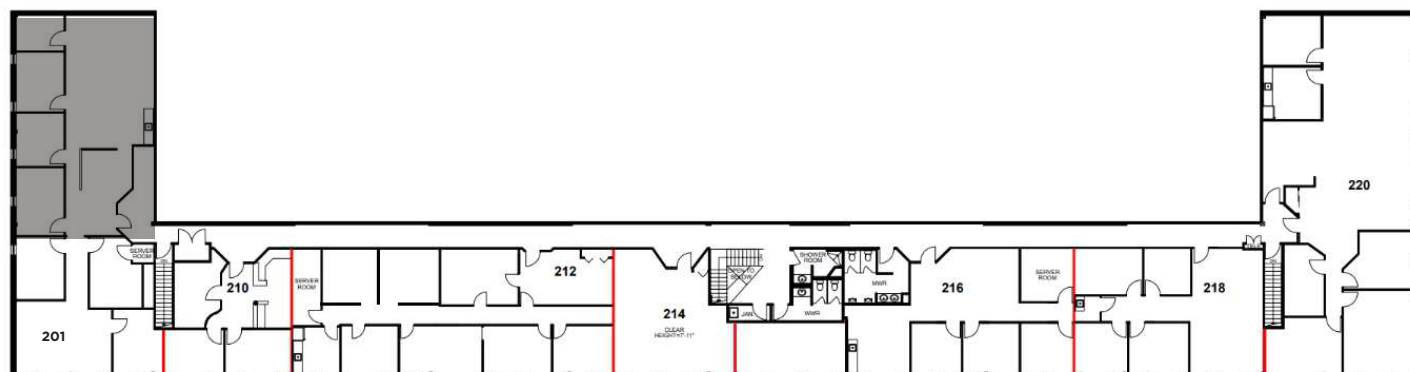
UNIT 110: 5,933 SF
WAREHOUSE



2nd Floor

UNIT 200: 1,663 SF

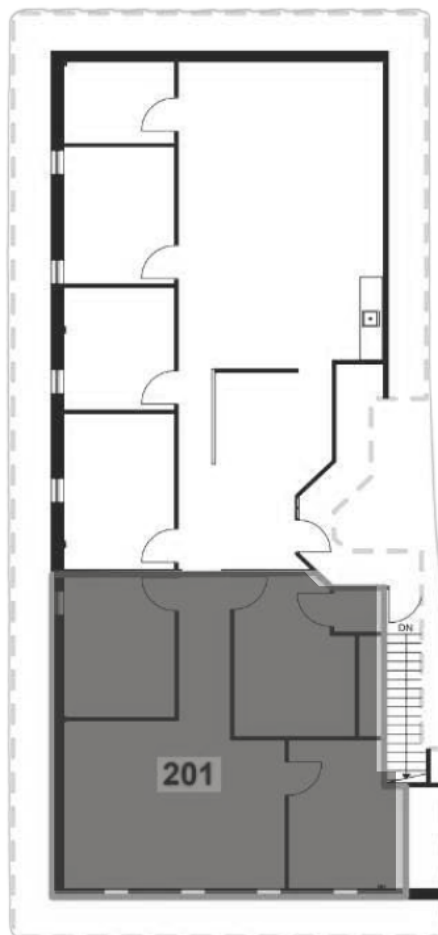
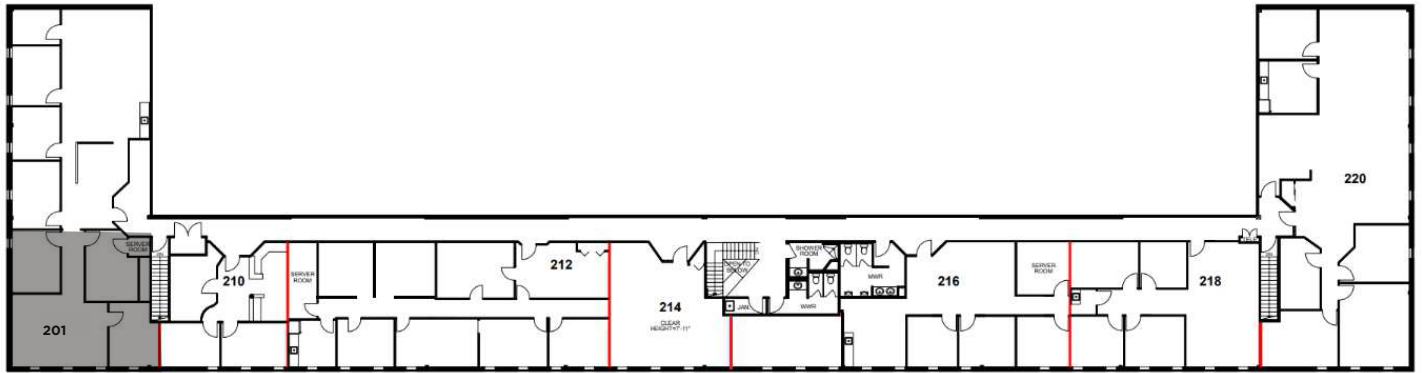
CONTIGUOUS WITH UNIT 201 & UNIT 210



2nd Floor

UNIT 201: 1,140 SF

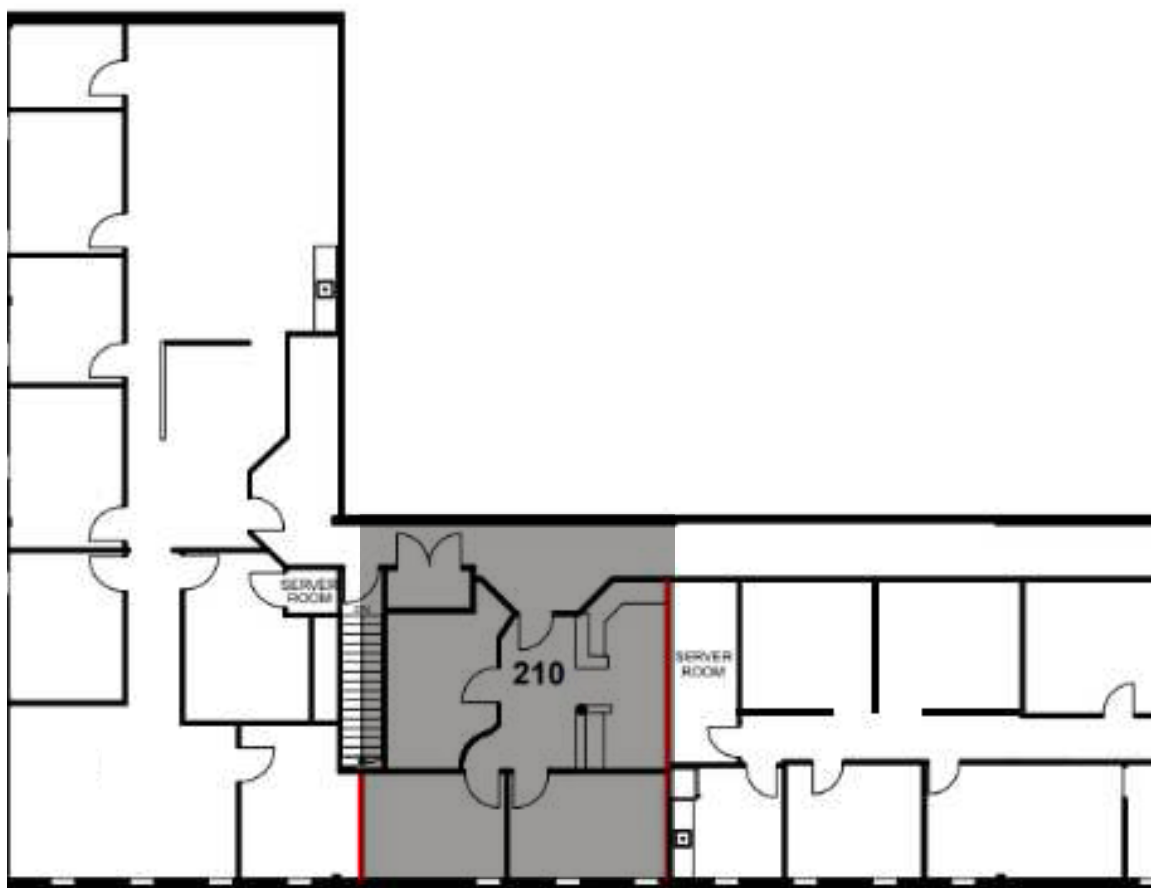
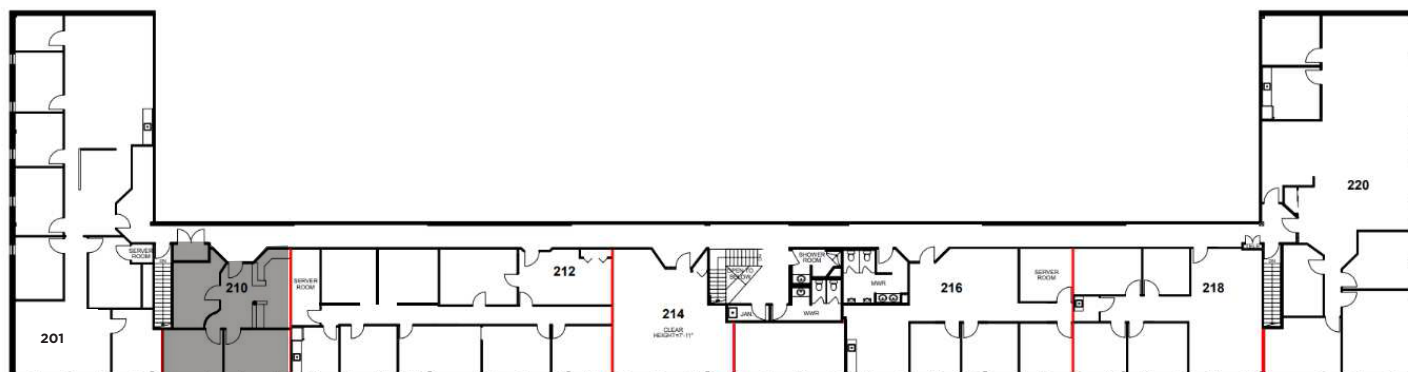
CONTIGUOUS WITH UNIT 200 & UNIT 210



2nd Floor

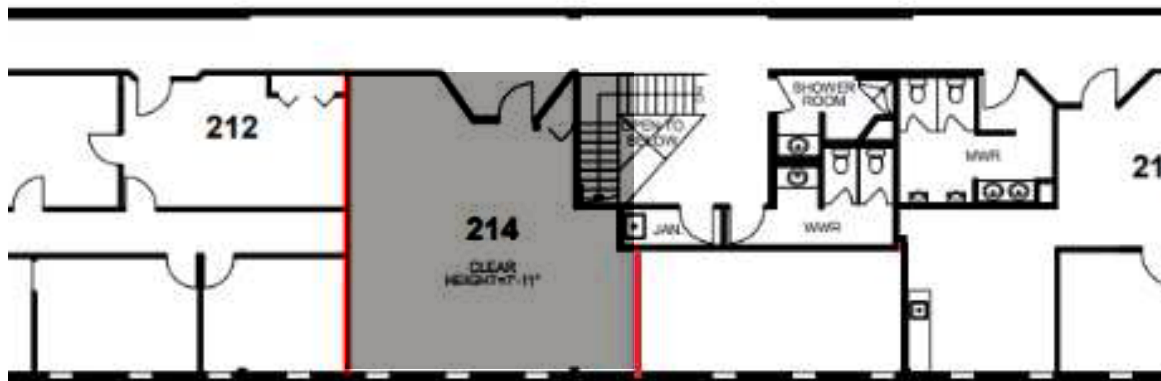
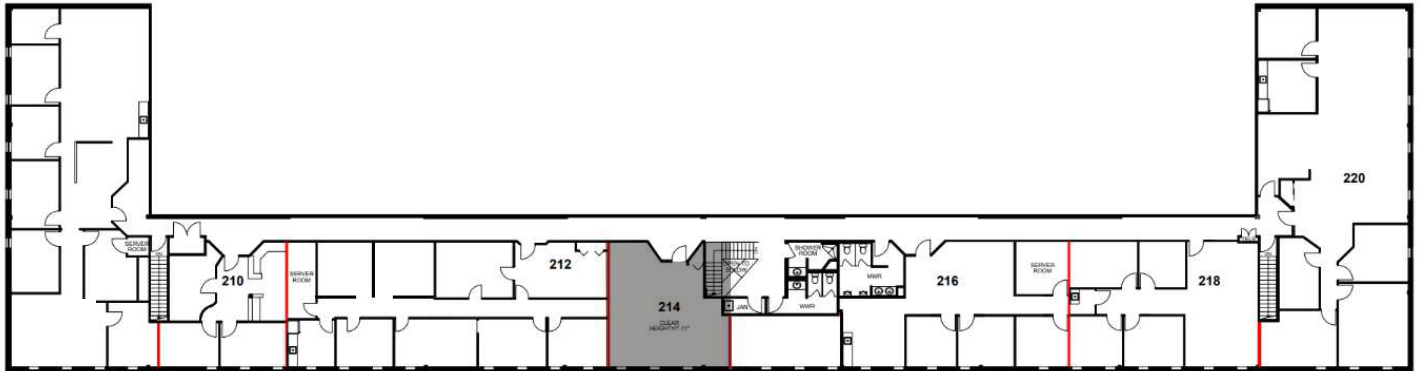
UNIT 210: 813 SF

CONTIGUOUS WITH UNIT 200 & UNIT 201



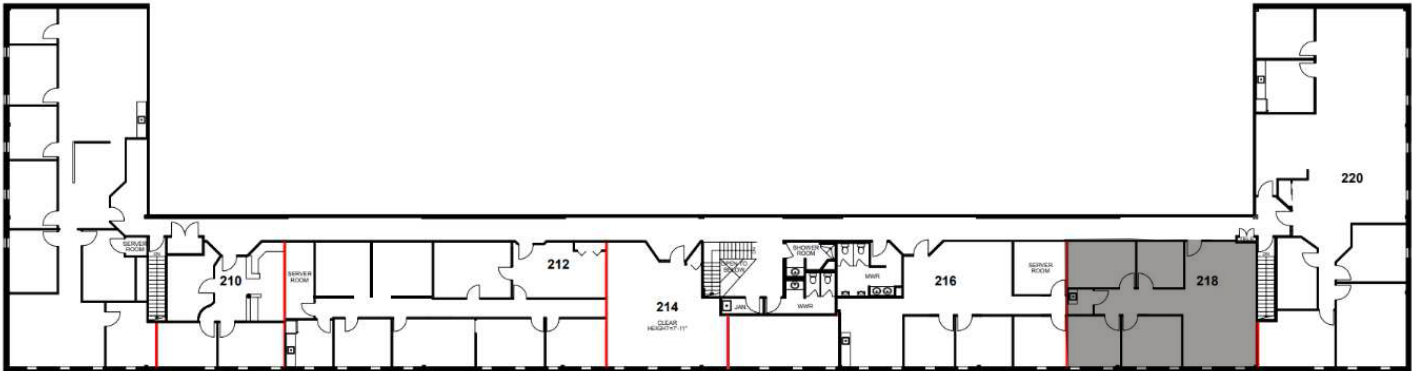
2nd Floor

UNIT 214: 721 SF



2nd 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-LEASED

200: 1,194 SF

201: 2,184 SF

203: 1,302 SF

Available Units

206: 2,442 SF

201/206: 4,626 SF

301: 1,423 SF | contiguous with Unit 303
(available April 1, 2027)

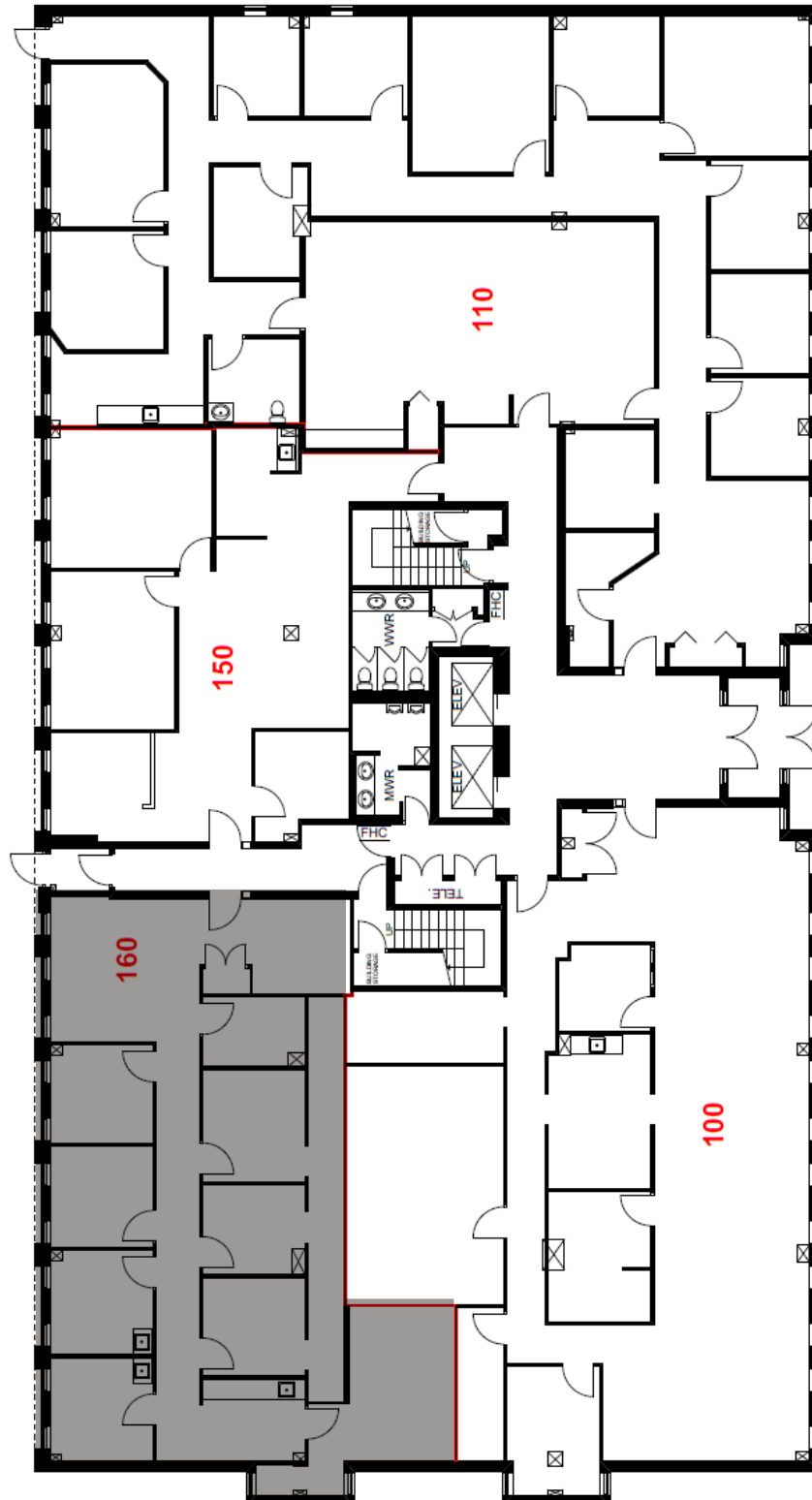
303: 1,345 SF | contiguous with Unit 301

Net Rent: \$15.00 PSF

Additional Rent: \$13.12 PSF + HST (2026 est.)

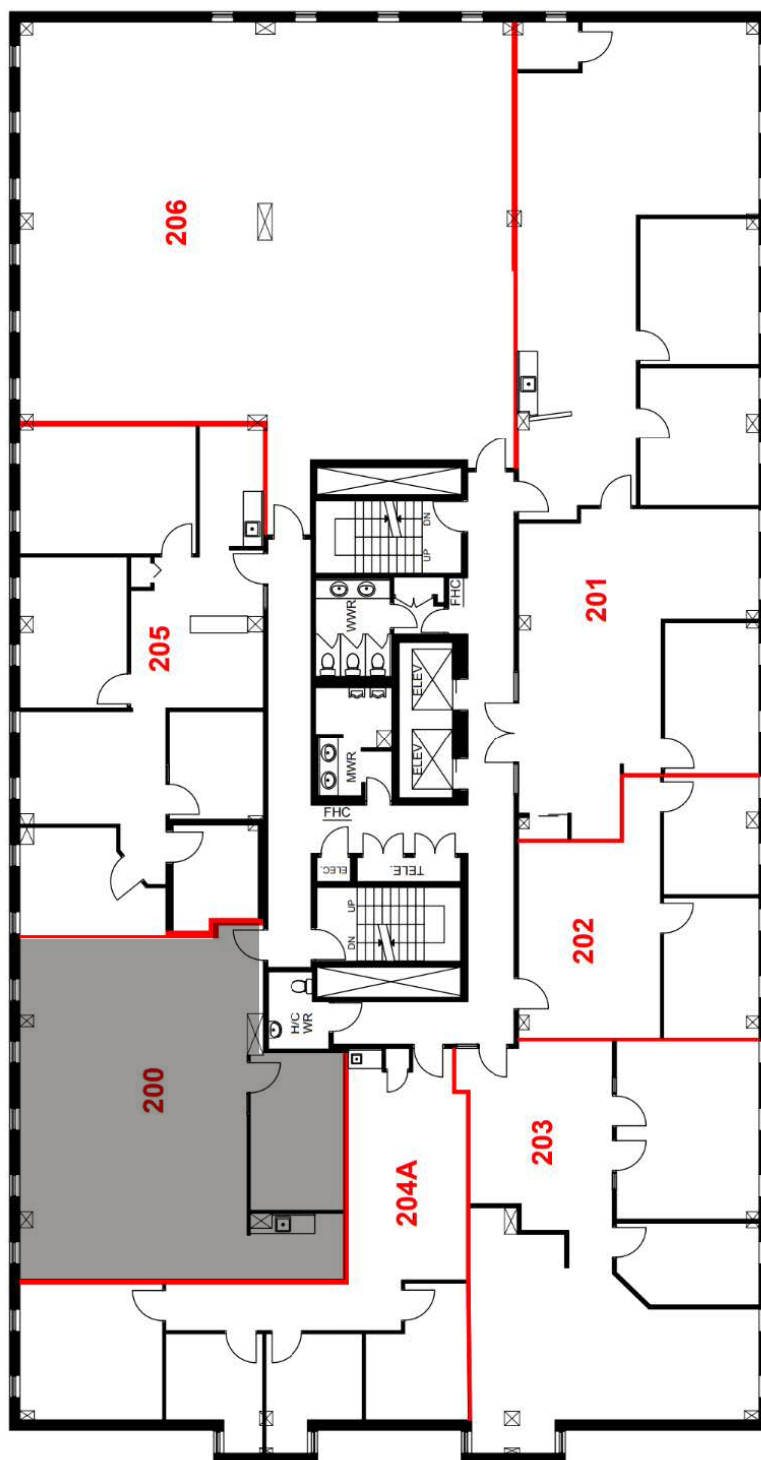
Ground Floor

UNIT 160: 1,875 SF LEASED



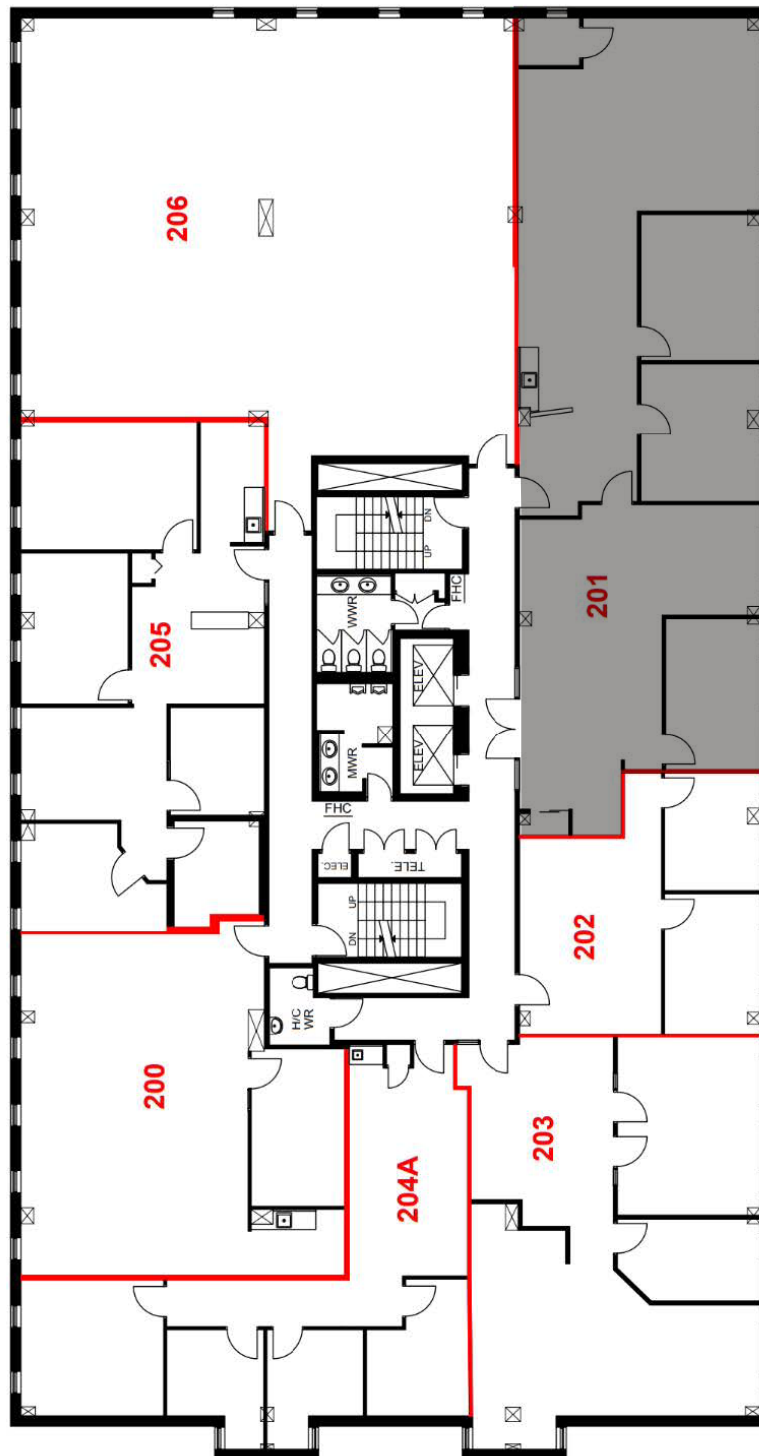
2nd Floor

UNIT 200: 1,194 SF



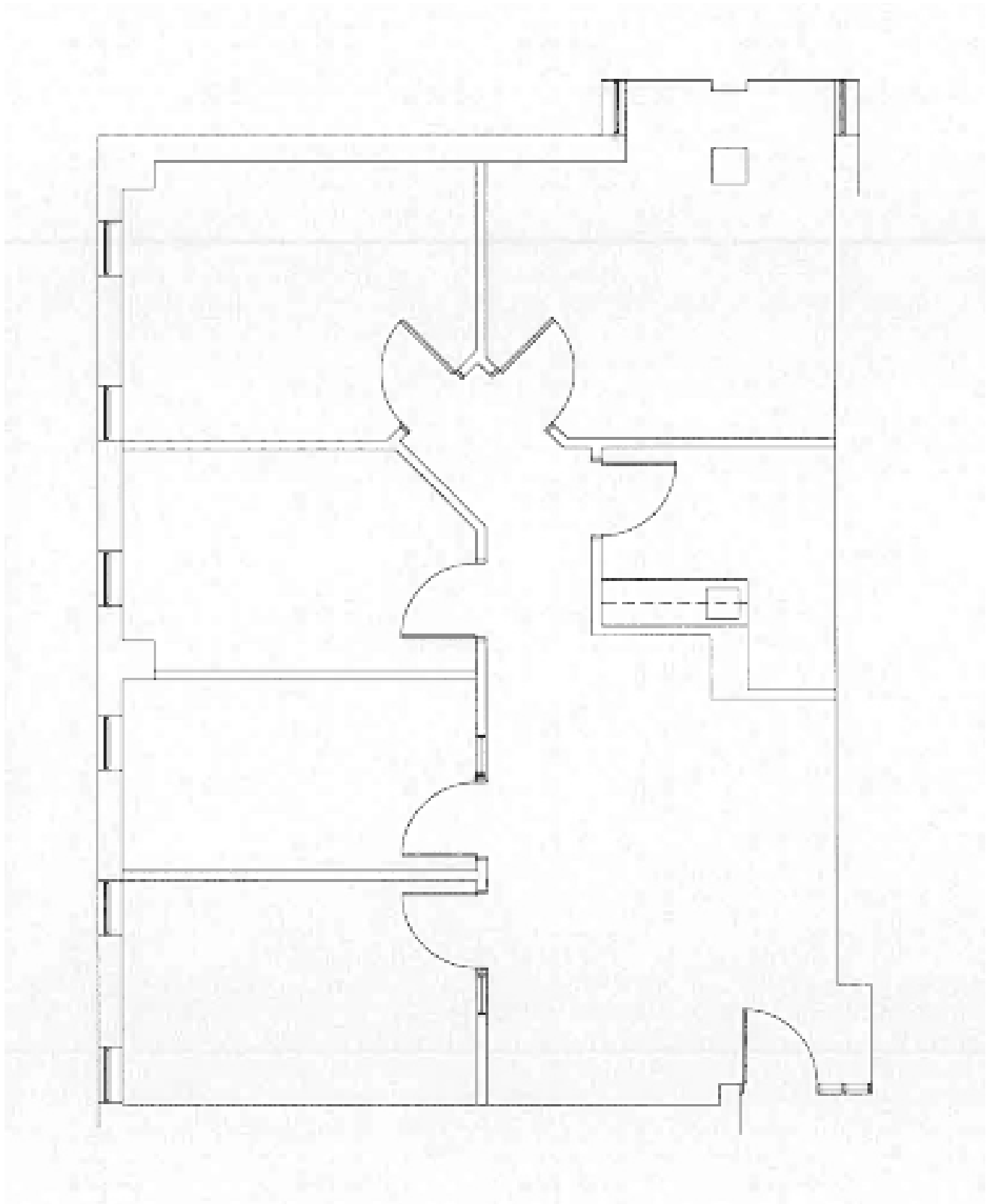
2nd Floor

UNIT 201: 2,184 SF
CONTIGUOUS WITH UNIT 206



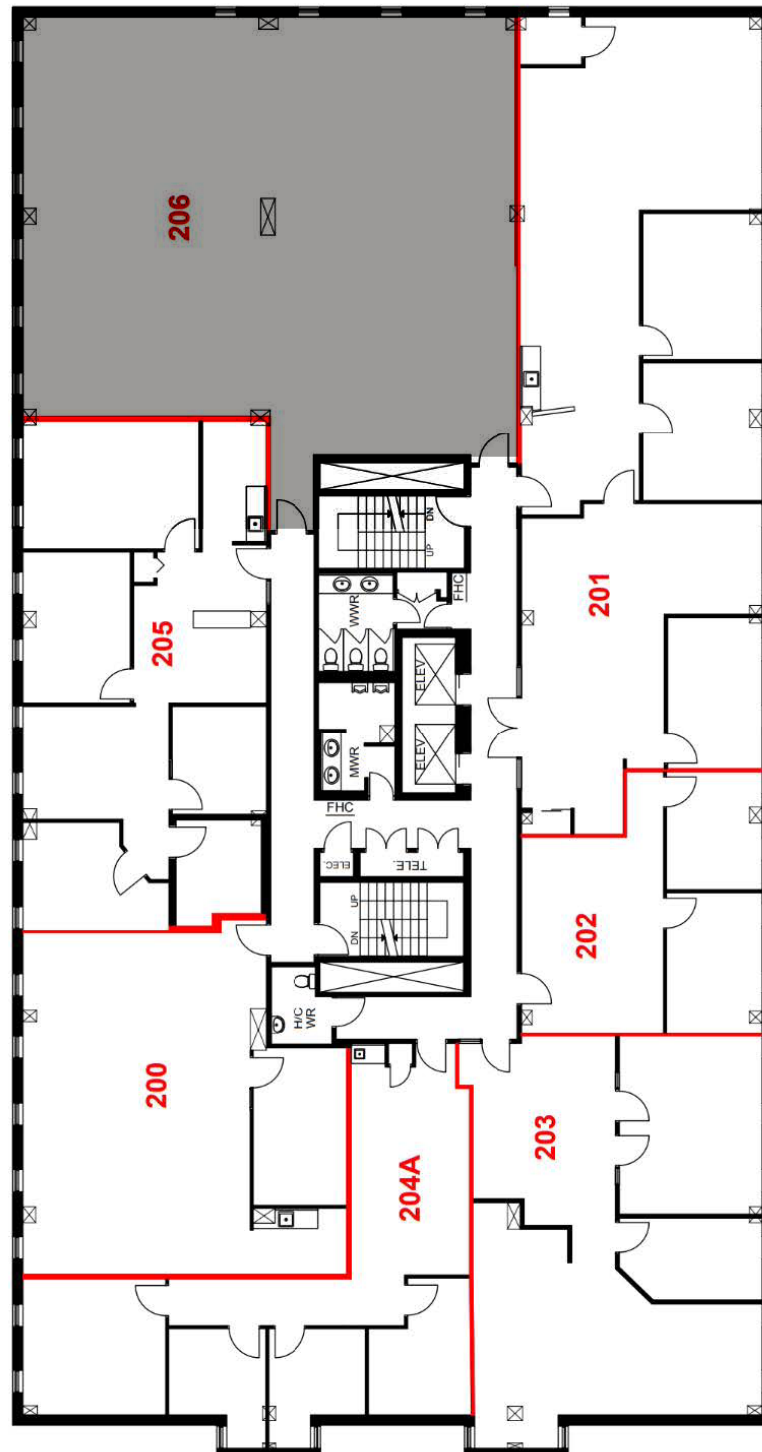
2nd Floor

UNIT 203: 1,302 SF



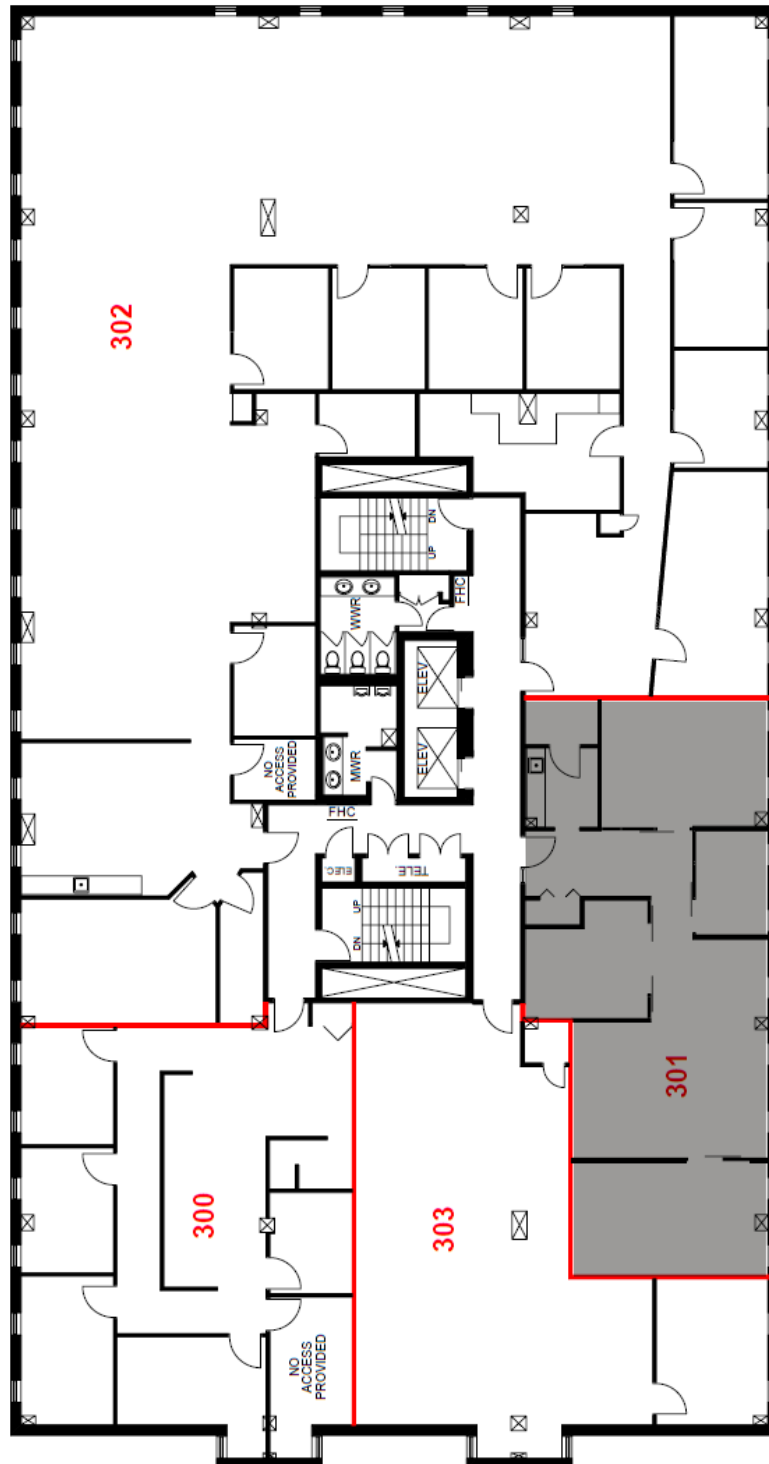
2nd Floor

UNIT 206: 2,442 SF
CONTIGUOUS WITH UNIT 201



3rd Floor

UNIT 301: 1,423 SF | CONTIGUOUS WITH UNIT 303



3rd Floor

UNIT 303: 1,345 SF | CONTIGUOUS WITH UNIT 301

