CUSHMAN & WAKEFIELD
Ottawa

FOR SUBLEASE

3755

Riverside Drive
Ottawa, ON

102,263 SF OF AVAILABLE OFFICE SPACE ACROSS SIX FLOORS





3755 RIVERSIDE

3755 Riverside Drive offers a turnkey workspace, with **4,000 amps of power** and exceptional connectivity through four high-speed internet providers, including both fibre and fixed wireless options. Tenants benefit from a newly renovated lobby, on-site security and professional property management, as well as convenient access to an on-site fitness centre and conference centre. The property is also proudly Fitwel certified and BOMA BEST Silver certified, reflecting a commitment to building performance, occupant well-being and operational excellence.

102,263 SF of Turnkey Office Space

A BETTER WORKSPACE. A MORE CONNECTED LOCATION.

Building Class	Class A
Number of Buildings	2 interconnected office towers
Number of Floors	6-storey original tower and 10-storey second tower
Year Built	1985 (original tower); expansion completed in September 2001
Total Complex Area	~283,926 sq. ft.
Parking	~922 spaces, including surface and covered parking
Parking Ratio	3.7 spaces per 1,000 sq. ft.
Power Capacity	4,000 amps

fitwel®

BOMA BEST SUSTAINABLE • SILVER

ON-SITE AMENITIES

- RENOVATED LOBBY
- CONFERENCE FACILITIES
- FITNESS CENTRE
- 24/7 BUILDING SECURITY
- ON-SITE PROPERTY MANAGEMENT

Available SF
From 16,170 - 102,263 SF

Sublease Expiry
November 2031

Net Rent
Contact Listing Broker

Additional Rent
$17.71 (2026 est.)

Floors	
10	LEASED
9	**16,170 SF**
8	**16,170 SF**
7	**16,170 SF**
6	LEASED
5	LEASED
4	LEASED
3	**16,258 SF**
2	**17,903 SF**
G	**19,592 SF**














EXIT


EXIT





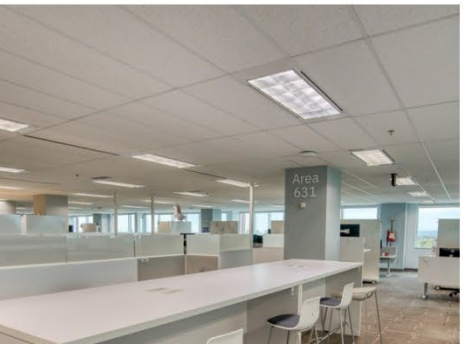


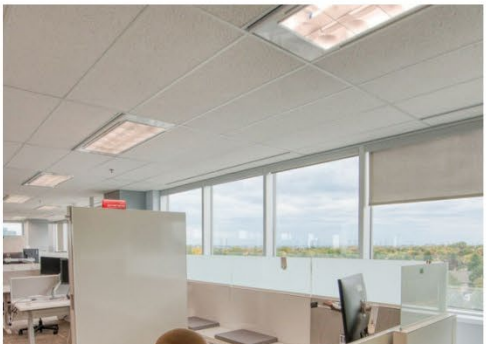








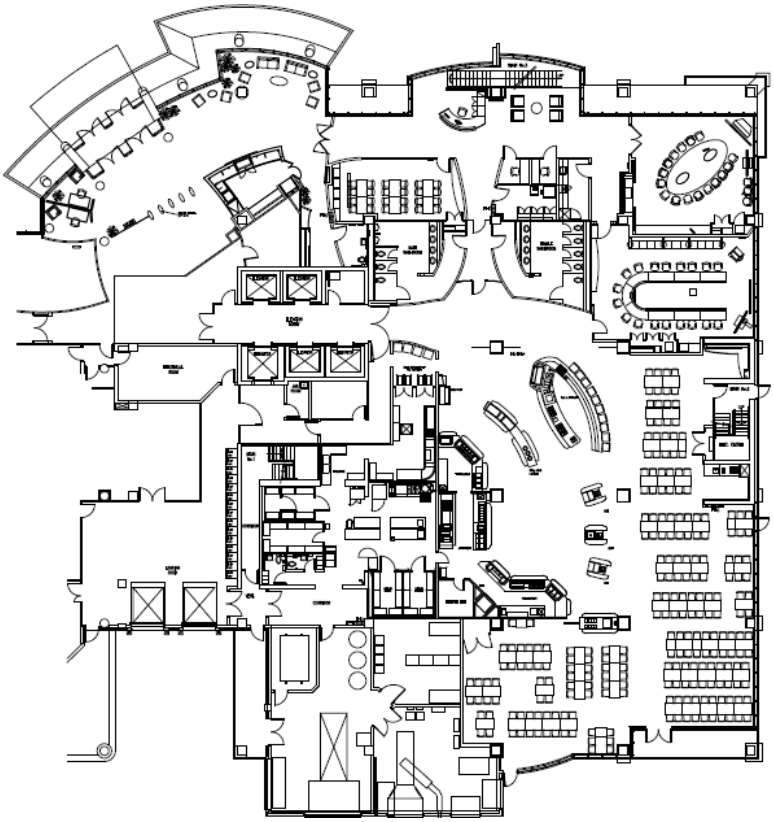

Area
631



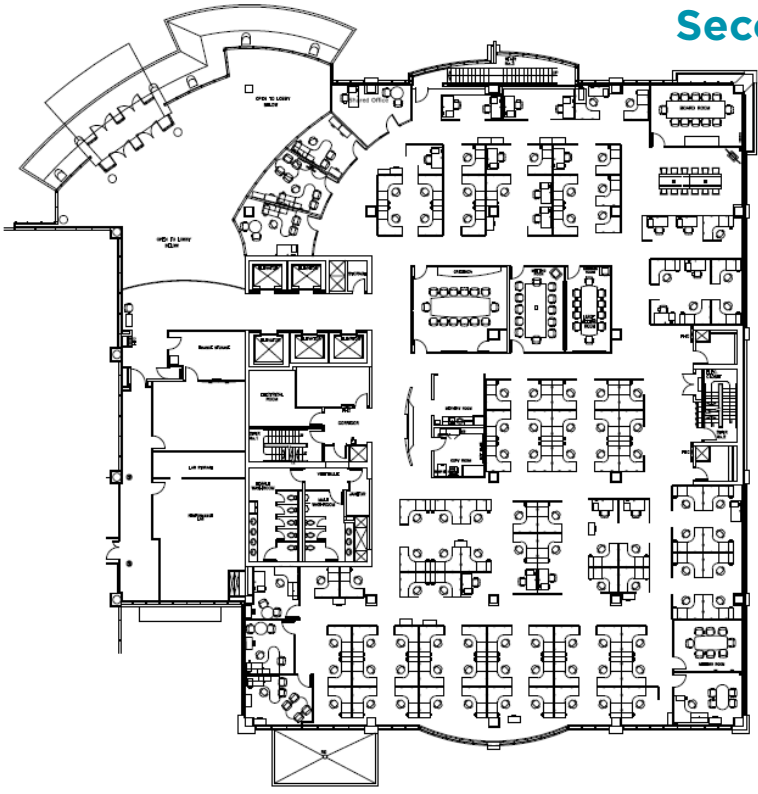


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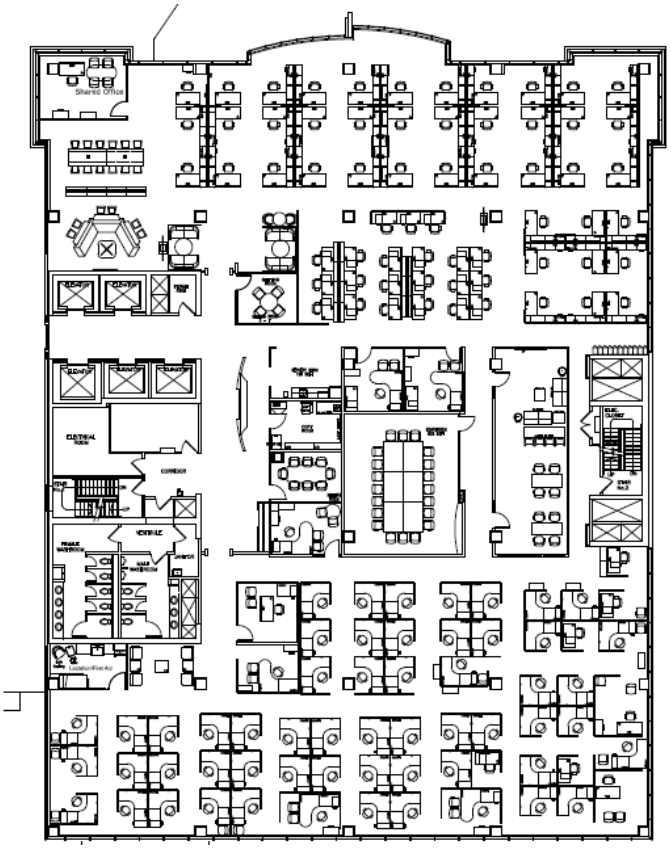
Ground Floor – 19,592 SF



Second Floor – 17,903 SF

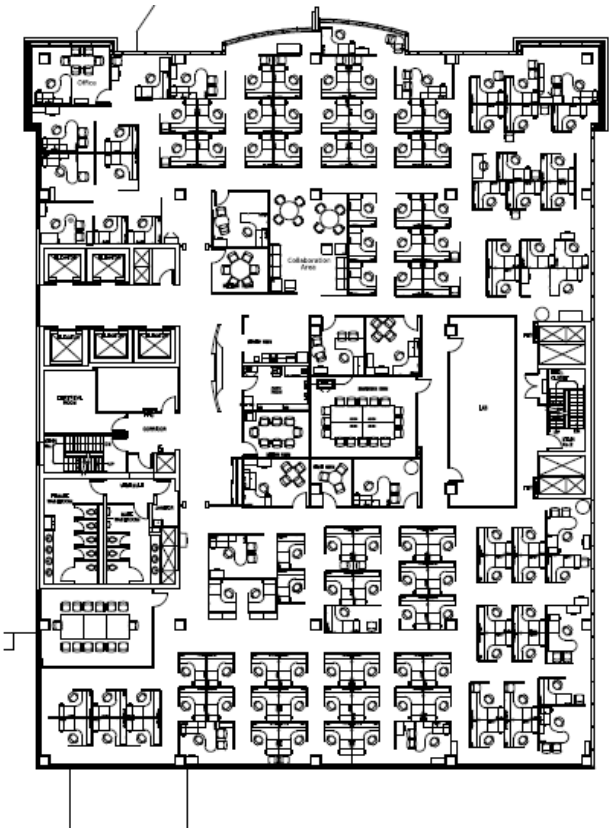


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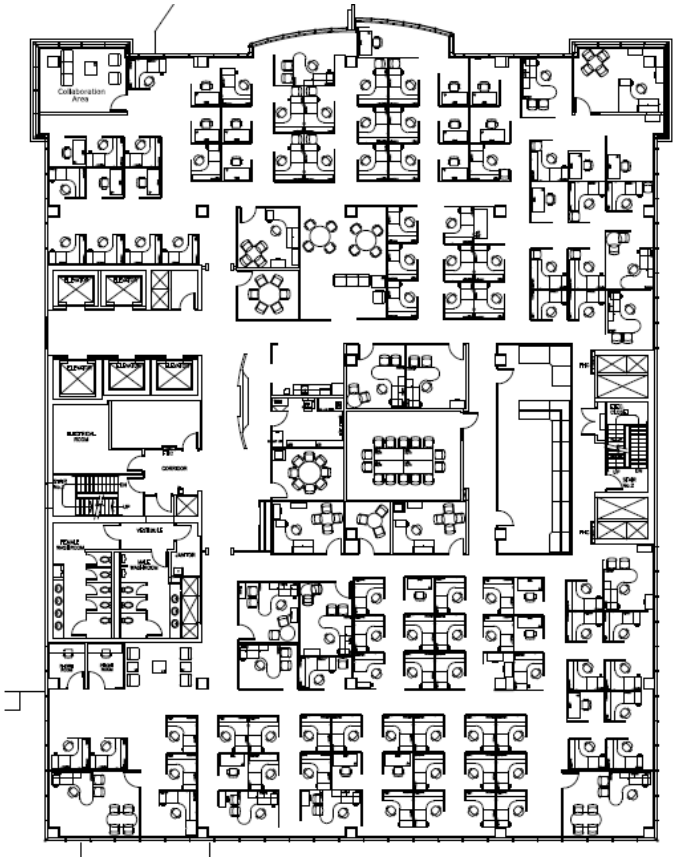


Third Floor – 16,258 SF

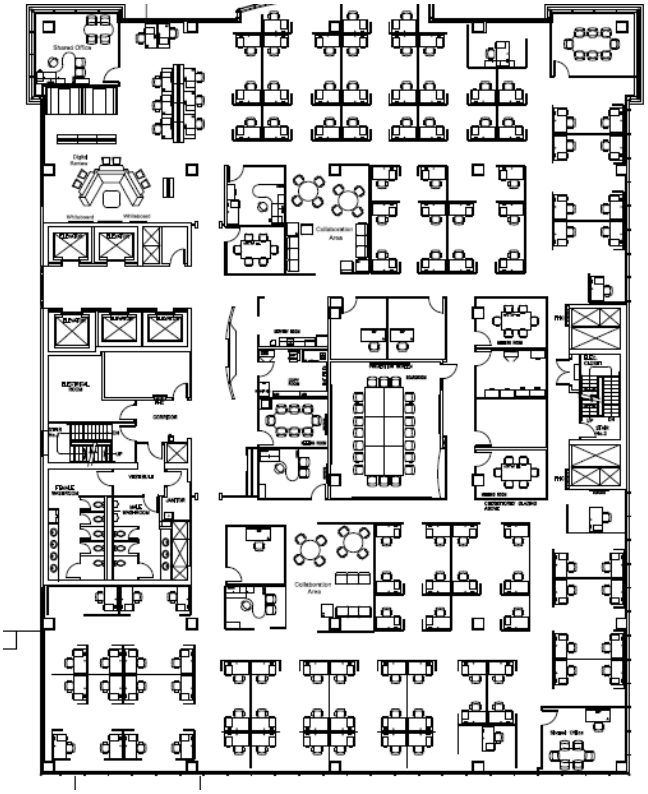
Seventh Floor – 16,170 SF



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Eighth Floor – 16,750 SF



Nineth Floor – 16,170 SF



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