

1403 Triole Street

Warehouse + Office



PROPERTY DESCRIPTION

1403 Triole Street  
Warehouse + Office

1403 Triole Street features flex warehouse product with a split between open warehouse space and 2nd floor improved office space.



Civic Address	1403 Triole Street
Location	Ottawa, Ontario
Total Rentable Area	10,235 sq.ft.
Occupancy	September 1, 2025
Base Rent	\$16.00 PSF
Additional Rent	\$6.67 PSF estimated

PROPERTY FEATURES

- Split between Warehouse and 2nd floor office space
- 1 X Grade level door
- 18' ceiling height
- Parking: 1 per 1,000 SF

**RICH CRAFT**

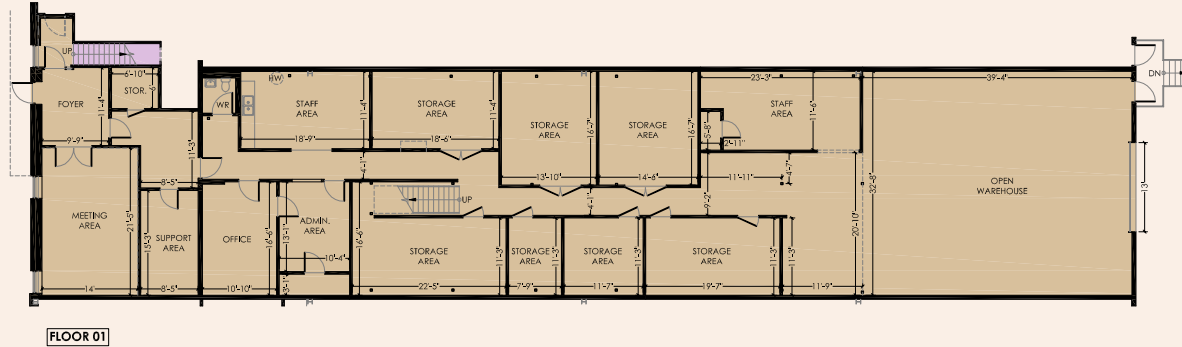
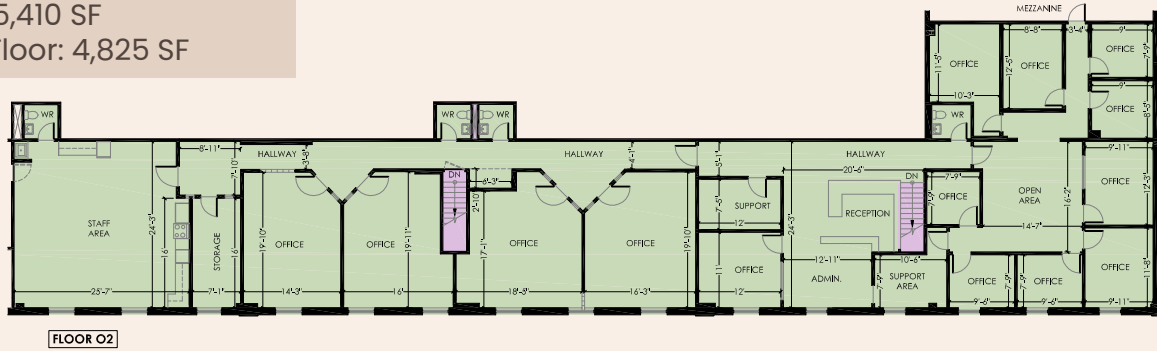
Ask about this space  
Call or email

[leasing@richcraft.com](mailto:leasing@richcraft.com)  
613.739.5777

1403 Triole Street

Warehouse + Office

GF: 5,410 SF  
2nd Floor: 4,825 SF



### Demographics

2KM

5KM

2028 Households Proj

10,946

113,679

2033 Households Proj

12,051

124,897

Average Household Size

2.6

2.1

### Population

2KM

5KM

2023 Population

24,280

212,828

2028 Population Proj

27,014

235,522

2033 Population

29,410

256,225

Median Age

37.4

38.9

### WEBSITE

[www.richcraftproperties.com/1403-triole-street](http://www.richcraftproperties.com/1403-triole-street)



**RICH CRAFT**

Ask about this space  
Call or email

[leasing@richcraft.com](mailto:leasing@richcraft.com)  
613.739.5777