



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

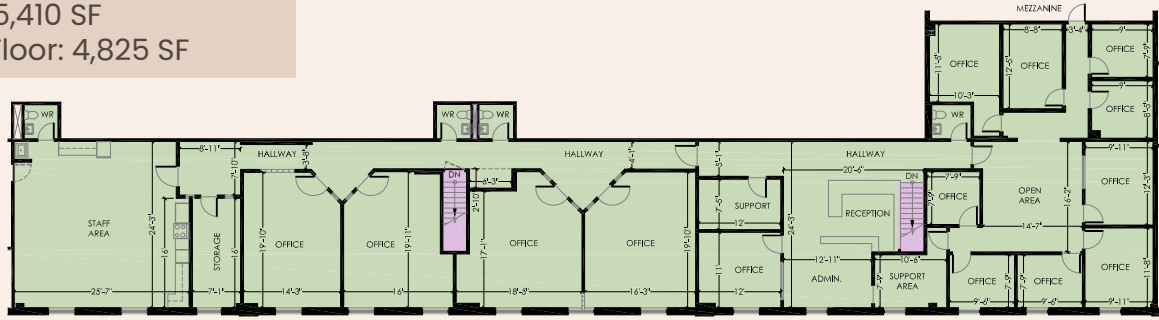
PROPERTY FEATURES

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

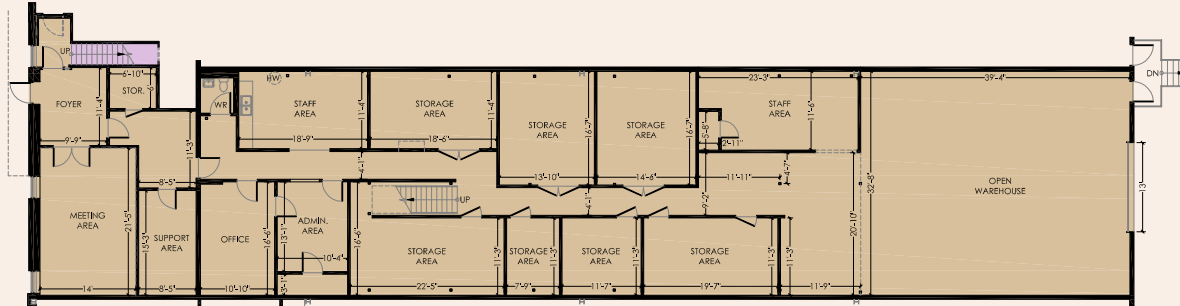
1403 Triole Street

Warehouse + Office

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



FLOOR 02



FLOOR 01

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



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Ask about this space
Call or email

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