

1403 Triole Street

Warehouse + Office

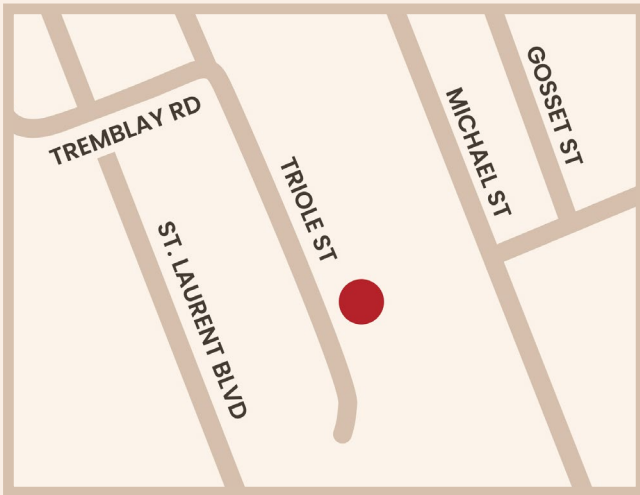


PROPERTY DESCRIPTION

## 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**

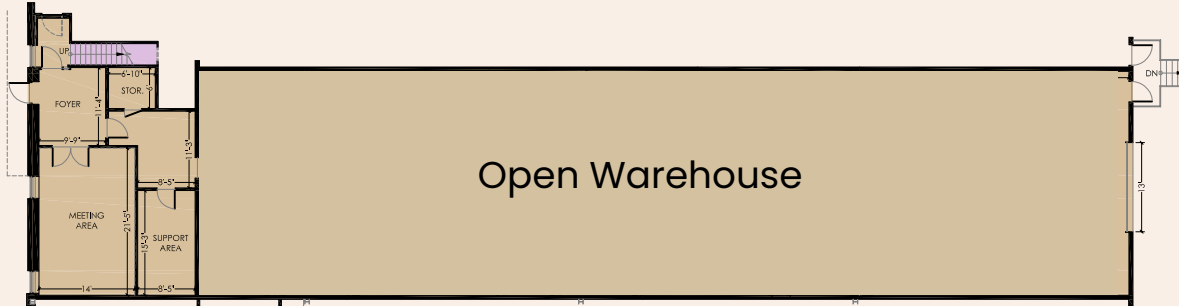
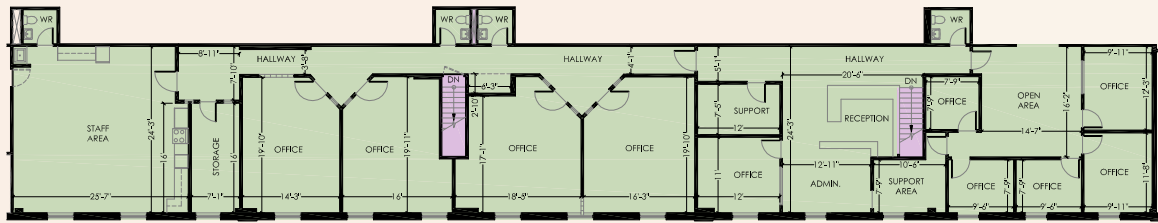
Ask about this space  
Call or email

leasing@richcraft.com  
613.739.5777

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GF: 5,410 SF  
2nd Floor: 4,225 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)



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