

Office Space in Ottawa's
ByWard Market

FOR LEASE

335 B Cumberland Street, Ottawa ON



BEN ZUNDER Vice President | Sales Representative
613.913.8858 | bzunder@cdnglobal.com

ERIKA JOHNSON Sales Representative
514.237.1612 | ejohnson@cdnglobal.com

CDN GLOBAL (OTTAWA) LTD.
1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6
www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY DETAILS



THE OFFERING

Discover an exceptional office opportunity in the heart of Ottawa's vibrant ByWard Market district. This well-situated second-floor office unit offers approximately 1,500 sq. ft. of functional space ideal for professionals, creative firms, consultants, or small businesses.

The layout features multiple private offices, a kitchen area, and a washroom, providing a flexible and efficient environment to support your team's daily operations. Large windows flood the space with natural light and contribute to a welcoming and productive atmosphere. The unit is located within a mixed-use building in a busy pedestrian and business corridor. The property also benefits from excellent visibility and high local foot traffic and has easy access to OC Transpo routes and close proximity to the Rideau LRT station.

ADDRESS	335 Cumberland Street, Unit B
UNIT AREA	Approximately 1,500 SF
RENTAL RATE	\$17.00/SF
ADDITIONAL RENT	\$14.00/SF (2026 estimated)
LEASE TERM	5 to 10 years with option to renew
ZONING	GM - General Mixed Zone

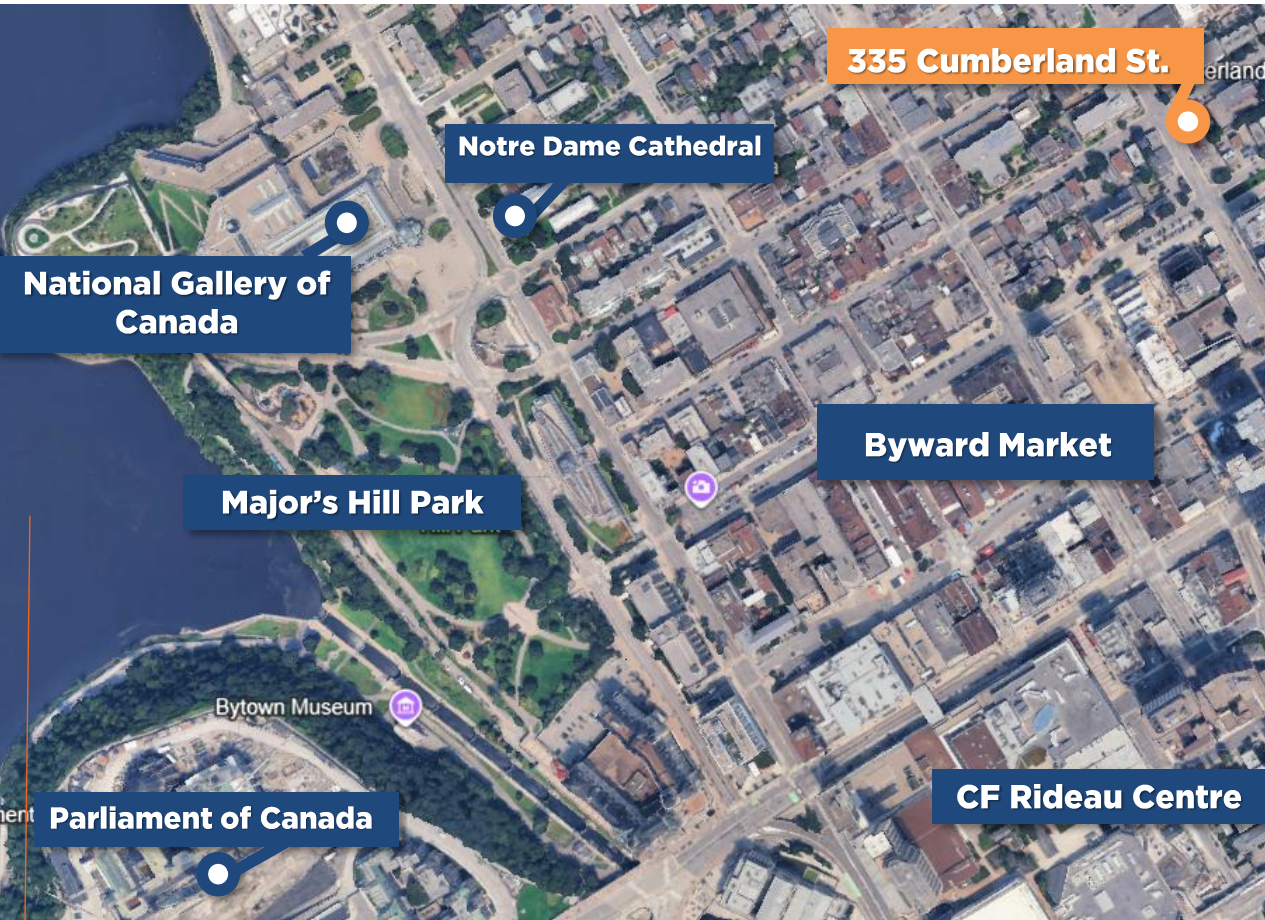
INTERIOR FEATURES



LOCATION

Situated in Ottawa's ByWard Market, a well-established and highly active downtown district, this location benefits from strong pedestrian and vehicular traffic throughout the day. The area is a major destination for dining, services, and cultural activity, supporting a steady presence of residents, professionals, and visitors. The location's visibility and connectivity make it a strong location for office tenants seeking an established and accessible urban setting

335 Cumberland Street has easy access off Highway 417 and convenient street parking right in front of the building. It is also minutes from the CF Rideau Centre, Shaw Centre, and the new LRT Rideau Station in the ByWard Market.



**Gyubee
Japanese Grill**

LA LA Noodles

**Sammi & Soupe
Dumpling**

Zak's Diner

Chez Lucien

Buvette Daphnee

Ember

Beavertails

The Scone Witch

Shinka Sushi Bar

The Grand

**Heart & Crown
Byward**

BEN ZUNDER Vice President | Sales Representative
613.913.8858 | bzunder@cdnglobal.com

CDN GLOBAL (OTTAWA) LTD.
1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6
www.cdnglobal.com

ERIKA JOHNSON Sales Representative
514.237.1612 | ejohnson@cdnglobal.com

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or Distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

CDNGLOBAL[®]
Commercial Real Estate Advisors