

# 2211 Riverside Drive

Ottawa, ON



## Highlights

Located in the thriving Riverside Park South area of Ottawa, 2211 Riverside Drive provides a prestigious business address with easy access to major transportation arteries and a wealth of nearby amenities, including the Billings Bridge Shopping Centre with its diverse shops and services. This well-maintained, four-story office tower offers modern and professional workspace solutions designed to accommodate a diverse range of businesses.

- Adjacent to the City of Ottawa's OC Transpo transit terminal, providing excellent public transportation options for tenants and visitors.
- The Billings Bridge area is a well-established neighborhood in Ottawa, known for its blend of residential, commercial, and recreational spaces.



## Demographics | 10km Radius



**Population**

605,455



**Number of Households**

274,758



**Median Age**

50



**Household Income**

\$117,037



**People Per Household**

2.20

\*Data from 2023 Environics Analytics.



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400 1,482 sf		401 587 sf	402 551 sf	404 570 sf	407 1,527 sf		
301 578 sf	302 647 sf	307 2,424 sf			308 830 sf		
200 3,178 sf				201 850 sf		202 592 sf	
100 660 sf	101 471 sf	104 1,210 sf		106 685 sf	106A 656 sf	107 416 sf	
B003 290 sf	B004 875 sf	B002 937 sf	B200 577 sf	S001 396 sf	S005 589 sf	S006A 102 sf	S006B 373 sf

## Basement

- B002. Ibrahim Ismayilov (937 sf)
- B003. Ibrahim Ismayilov (290 sf)
- B004. Ibrahim Ismayilov (875 sf)
- B200. Young Drivers of Canada (577 sf)
- S001. Management Office (396 sf)
- S005. Available (589 sf)**
- S006A. Available (102 sf)**
- S006B. Available (373 sf)**

## Level One

- 100. Available (660 sf)**
- 101. Available (471 sf)**
- 104. The Balanced Pactice (1,210 sf)
- 106. Riverside Acupuncture (685 sf)
- 106A. Available (656 sf)**
- 107. Available (416 sf)**

## Level Two

- 200. Holistic Clinic (3,178 sf)
- 201. Available (850 sf)**
- 202. Holistic Clinic (592 sf)

## Level Three

- 301. Available (578 sf)**
- 302. Available (647 sf)**
- 307. Available (2,424 sf)**
- 308. Holistic Clinic (830 sf)

## Level Four

- 400. Available (1,482 sf)**
- 401. VF Services (587 sf)
- 402. David Duong (551 sf)
- 404. Susan Top (570 sf)
- 402. VF Services (1,527 sf)