CUSHMAN & WAKEFIELD
Ottawa

FOR SUBLEASE

3755

Riverside Drive
Ottawa, ON

±116,801 SF OF AVAILABLE OFFICE SPACE ACROSS SIX FLOORS





3755 RIVERSIDE

3755 Riverside Drive offers a turnkey workspace, with **4,000 amps of power** and exceptional connectivity through four high-speed internet providers, including both fibre and fixed wireless options. Tenants benefit from a newly renovated lobby, on-site security and professional property management, as well as convenient access to an on-site fitness centre and conference centre. The property is also proudly Fitwel certified, reflecting a commitment to building performance, occupant well-being and operational excellence.

±116,801 SF of Turnkey Office Space

A BETTER WORKSPACE. A MORE CONNECTED LOCATION.

Building Class	Class A
Number of Floors	10-storey tower
Total Complex Area	~283,926 sq. ft. over two towers
Parking	3.5 stalls/1,000 SF
Power Capacity	4,000 amps

fitwel®

ON-SITE AMENITIES

- RENOVATED LOBBY
- CONFERENCE FACILITIES
- FITNESS CENTRE
- 24/7 BUILDING SECURITY
- ON-SITE PROPERTY MANAGEMENT

Available SF
From 16,170 SF - ±116,801 SF

Sublease Expiry
November 2031

Net Rent
Contact Listing Broker

Additional Rent
$17.71 (2026 est.)

Floors	
10	LEASED
9	**19,738.93 SF**
8	**19,738.93 SF**
7	**19,738.93 SF**
6	LEASED
5	LEASED
4	LEASED
3	**19,783.39 SF**
2	**22,055.80 SF**
G	**15,745.18 SF**














EXIT


EXIT





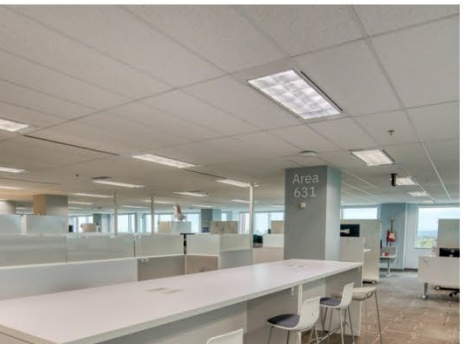


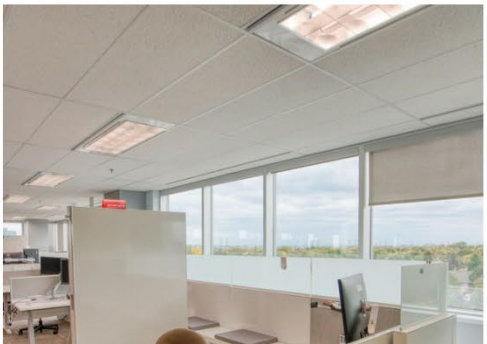








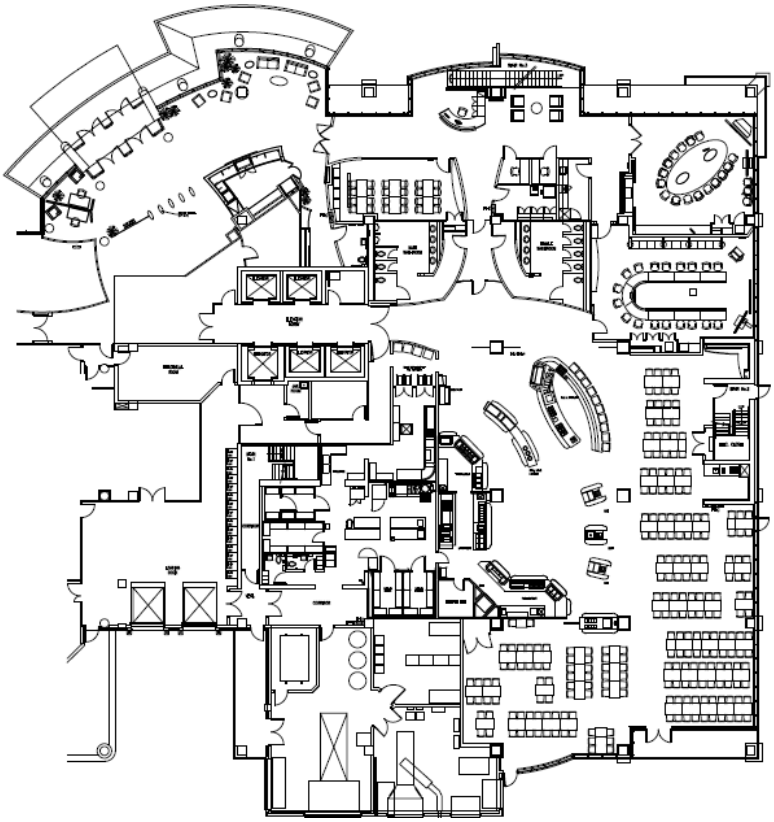

Area
631



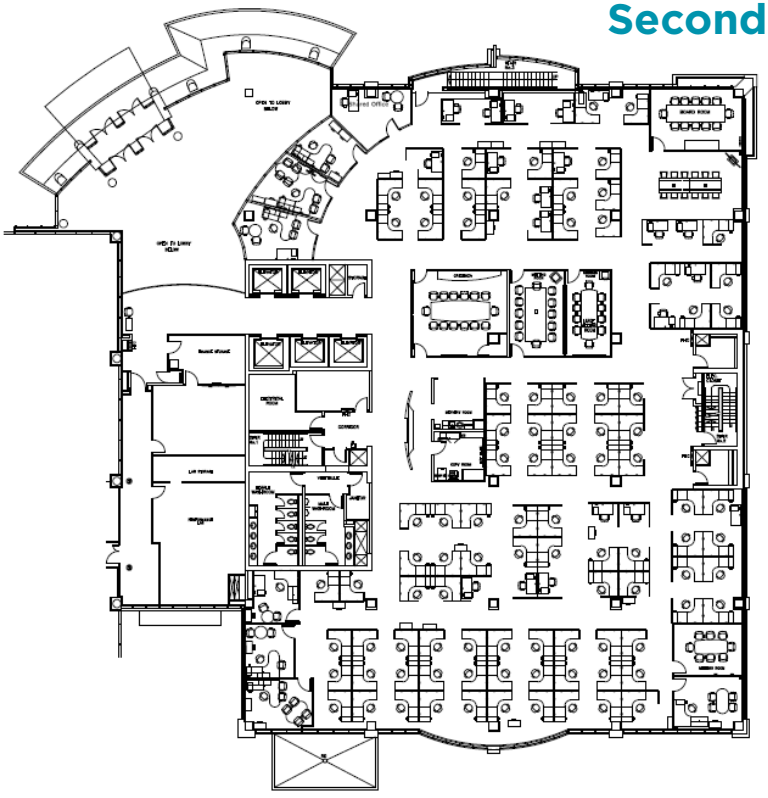


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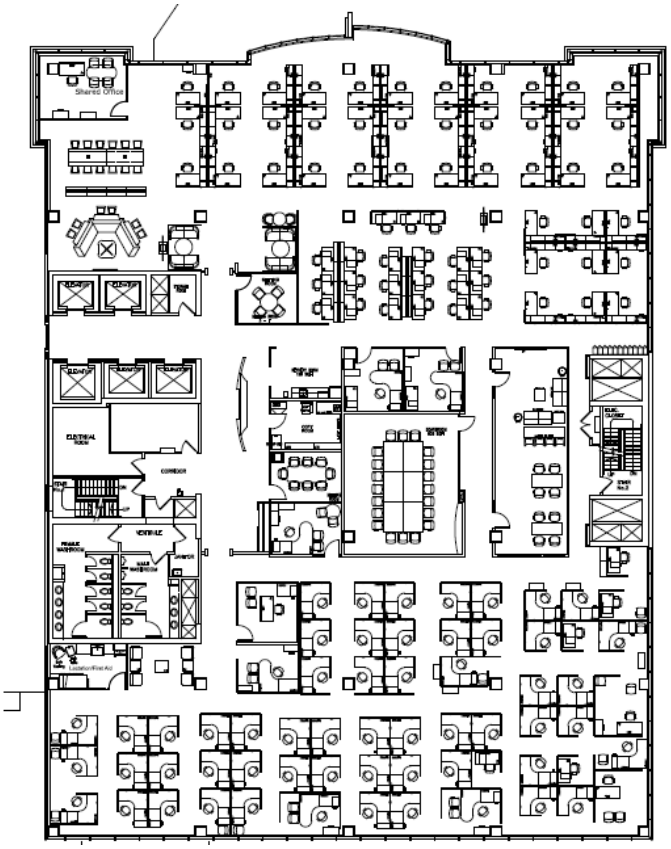
Ground Floor – 15,745.18 SF



Second Floor – 22,055.80 SF

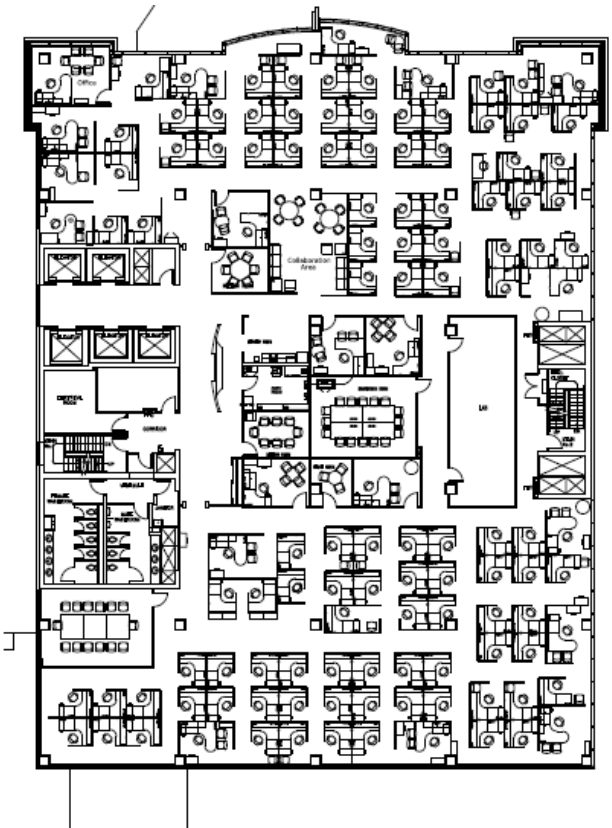


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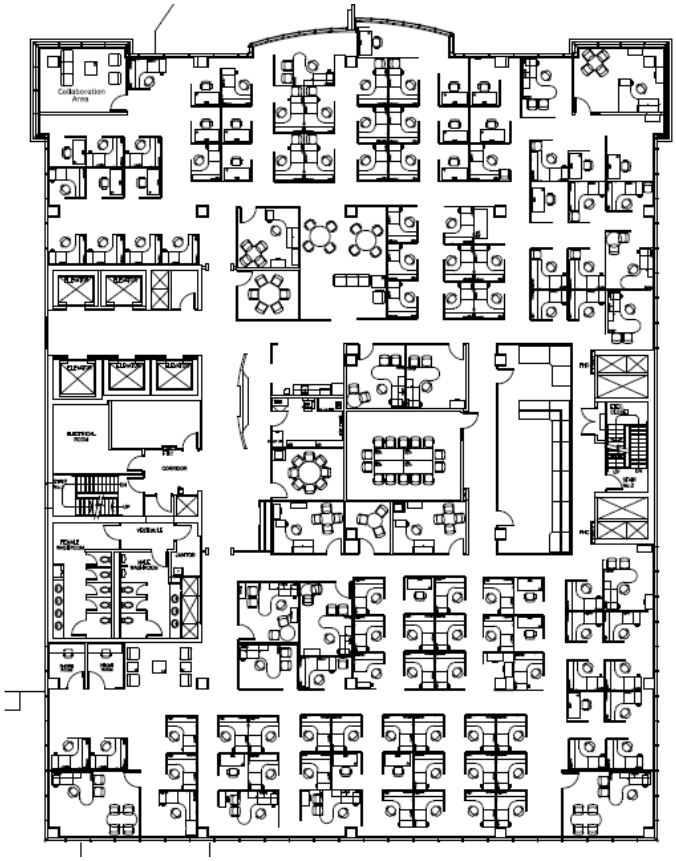


Third Floor – 19,783.39 SF

Seventh Floor – 19,783.39 SF

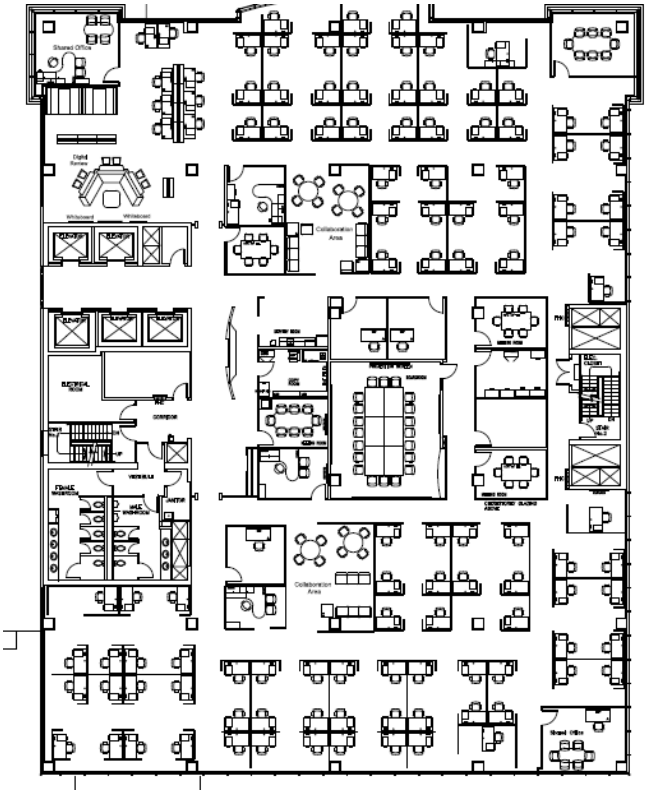


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Eighth Floor – 19,783.39 SF

Nineth Floor – 19,783.39 SF





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