

# FOR LEASE: Prime Retail

## 29 Beechwood Ave., Ottawa, ON



### DESCRIPTION:

- ✓ One retail opportunity available left at the ground floor retail development under Minto's high profile condominium located at the corner of Beechwood Avenue and Mackay Street, in New Edinburgh, one of Ottawa's historic, highly sought after, and high-end neighbourhoods.
- ✓ Opportunity to join AAA covenant tenants LCBO, Bank of Montreal, and Starbucks. Close to Guardian Pharmacy, Anytime Fitness, Metro, Shell, Clocktower, Scone Witch, Quickie.
- ✓ Unit boasts tall ceilings and large display windows fronting on Beechwood Avenue. Potential to be subdivided. High traffic, walkable area with great visible signage in a busy and high density affluent area close to downtown Ottawa with excellent access to public transportation.

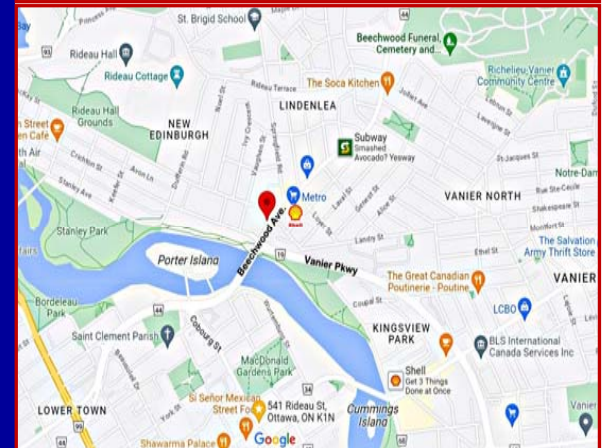
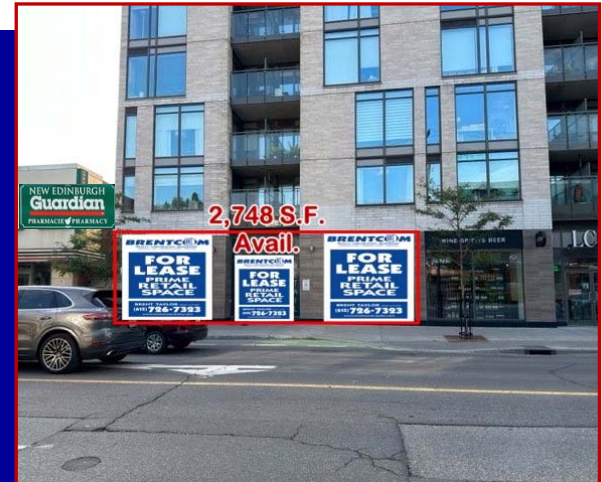
### SPACE AVAILABLE: (CAD drawing available upon request)

- ✓ **Unit D: Approximately 2,748 square feet total available:**
  - ✓ Asking Minimum Rent: \$25.00 per square foot per annum net.
- ✓ **Demising Options:**
  - ✓ Unit D(1): Approximately 1,445 square feet.
  - ✓ Unit D(2): Approximately 1,303 square feet.

**NOTE:** Demised Rental rates for split space to be determined.

### OPERATING COSTS:

- ✓ \$14.16 per square foot per annum (estimate).
  - ✓ [Realty Tax: 11.21 p.s.f. (Final 2023); CAM: \$2.95 p.s.f.]
- Hydro, Gas and Water all separately metered.



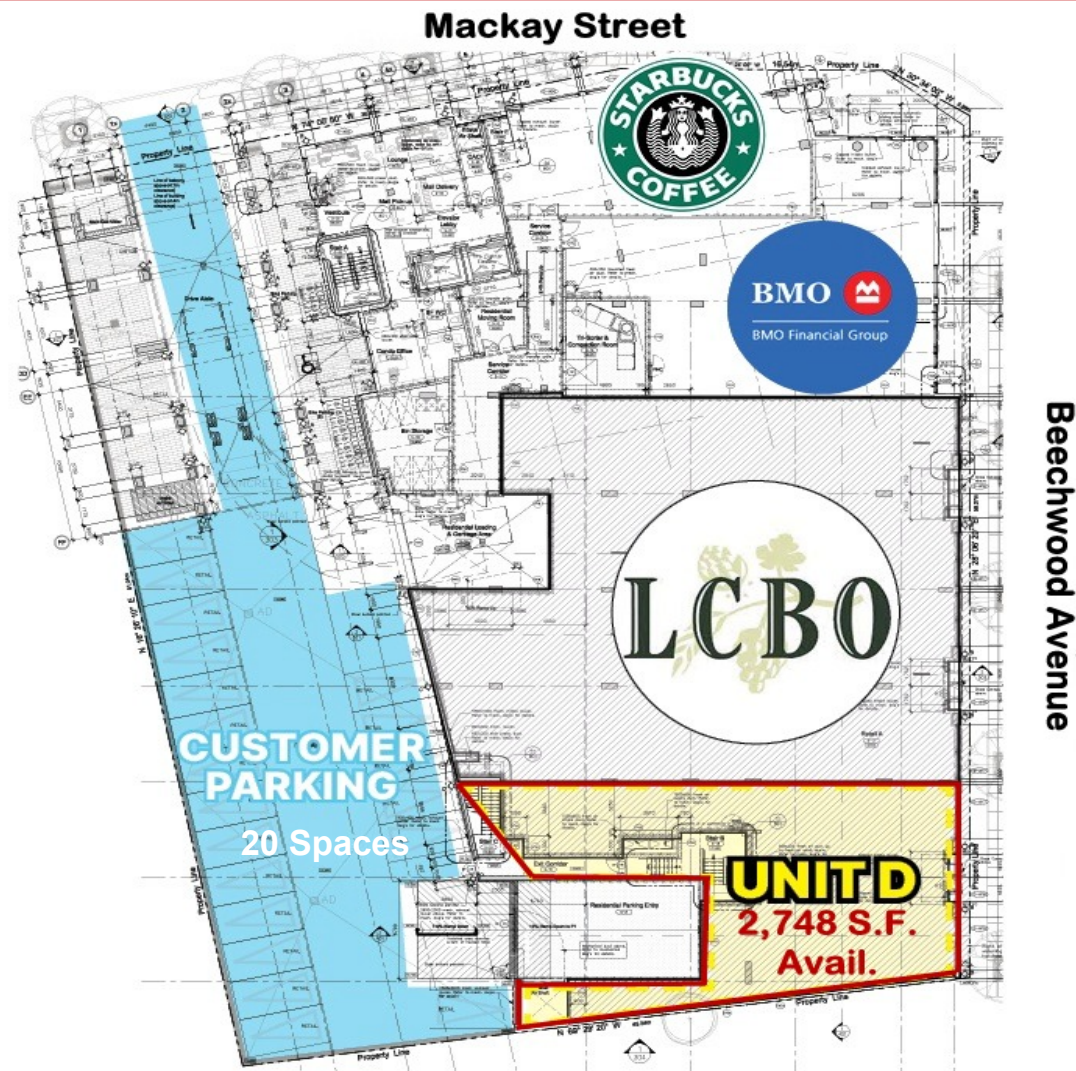
*For more information please contact:*

**BRENT TAYLOR**, Broker of Record / President  
**BRENTCOM REALTY CORPORATION, BROKERAGE**  
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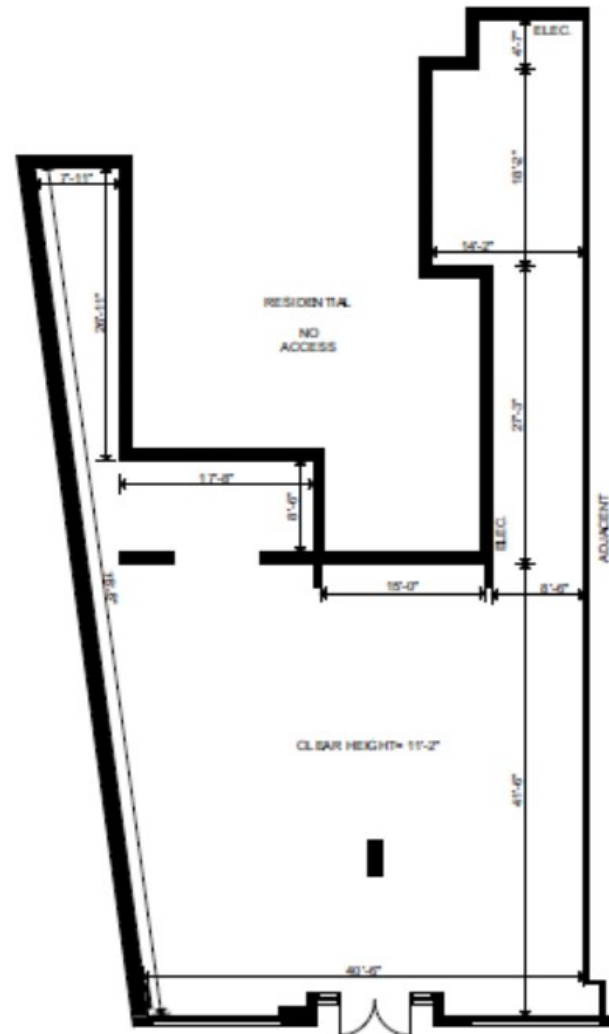
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**FLOOR  
PLAN**

**Unit D  
2,748 S.F.**



**CAD drawings  
available upon request**

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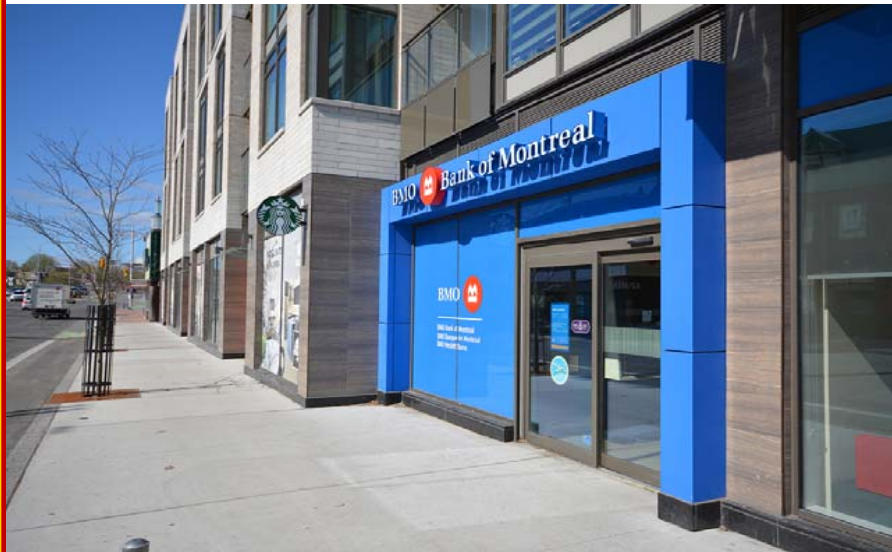
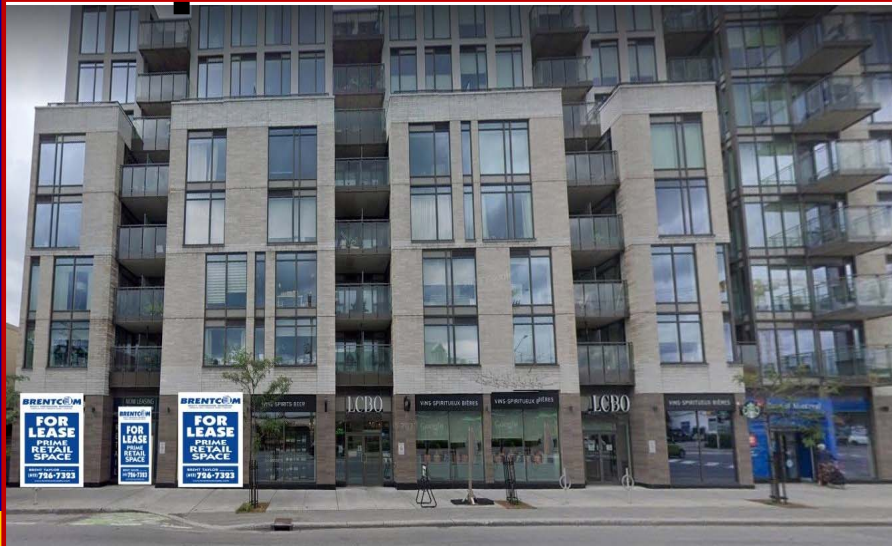
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