

FOR LEASE: Prime Retail

78 Beechwood Ave., Ottawa, ON



Now Under Construction - Spring/Summer 2024 Occupancy

DESCRIPTION:

- ✓ Retail units available on ground level of Minto's newly constructed high profile condominium development located at Beechwood Avenue and Loyer Street in New Edinburgh, one of Ottawa's historic, highly sought after and high-end neighbourhoods.
- ✓ Close to Metro, Shell, Clocktower, Scone Witch, Quickie, Bank of Montreal, and Subway, LCBO, Starbucks. Ideal for bakery, hardware store, café, bistro, wine bar, florist, book/gift store, chocolatier, other retail.
- ✓ High traffic, walkable area with great visible signage on Beechwood Avenue in a busy and high density affluent area close to downtown Ottawa with excellent access to public transportation.

SPACE AVAILABLE:

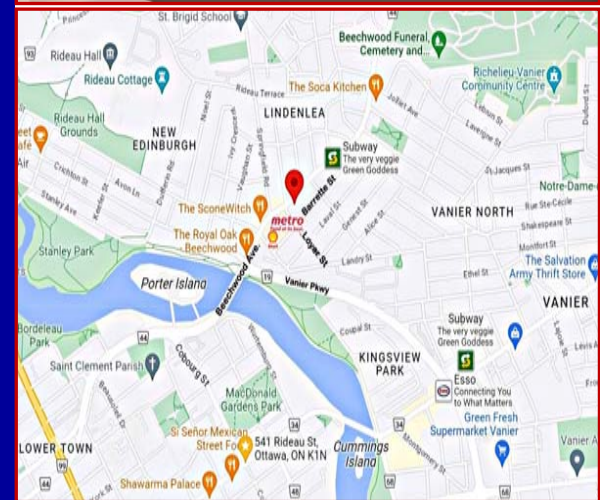
- ✓ **6,247 square feet total available:**
 - ✓ Retail Unit 1: Approximately 1,387 square feet.
 - ✓ Retail Unit 2: Approximately 1,437 square feet.
 - ✓ Retail Unit 3: Approximately 1,550 square feet.
 - ✓ Retail Unit 4: Approximately 1,873 square feet.

NET RENTAL RATE:

- ✓ \$30.00 per square foot per annum net.

OPERATING COSTS:

- ✓ \$17.00 per square foot per annum (estimate). [Realty Tax: \$14.17 p.s.f.; CAM: \$4.90 p.s.f. Utilities extra. Utilities to be separately metered or check metered by Landlord.



For more information please contact:

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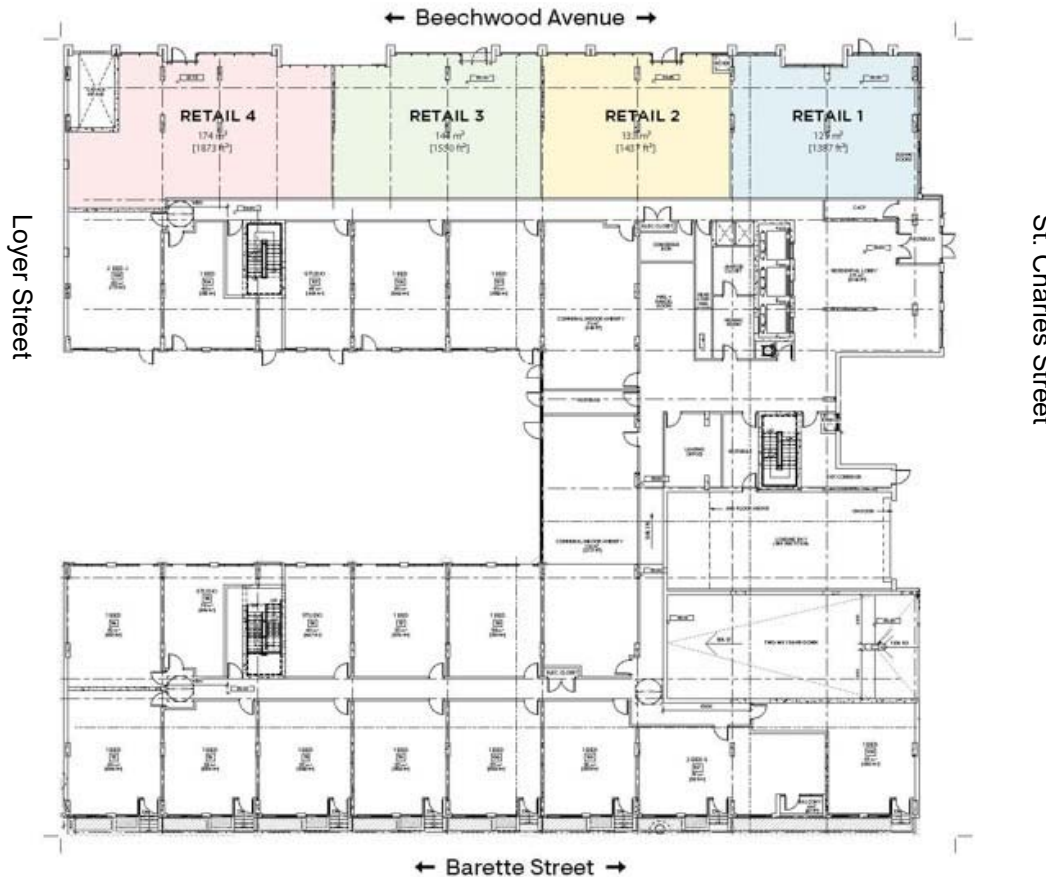
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Premises Available for Lease:

Available Q4 2023 · Retail Units - Total of 6,247 sq. ft.



Costs:

- Net Rental Rate: \$30.00/sq. ft./year
- Taxes & Operating Costs: \$17.00/sq. ft./year (estimated)
- Utilities extra

Units Available:

- Retail Unit 1 · 1,387 sq. ft.
- Retail Unit 2 · 1,437 sq. ft.
- Retail Unit 3 · 1,550 sq. ft.
- Retail Unit 4 · 1,873 sq. ft.

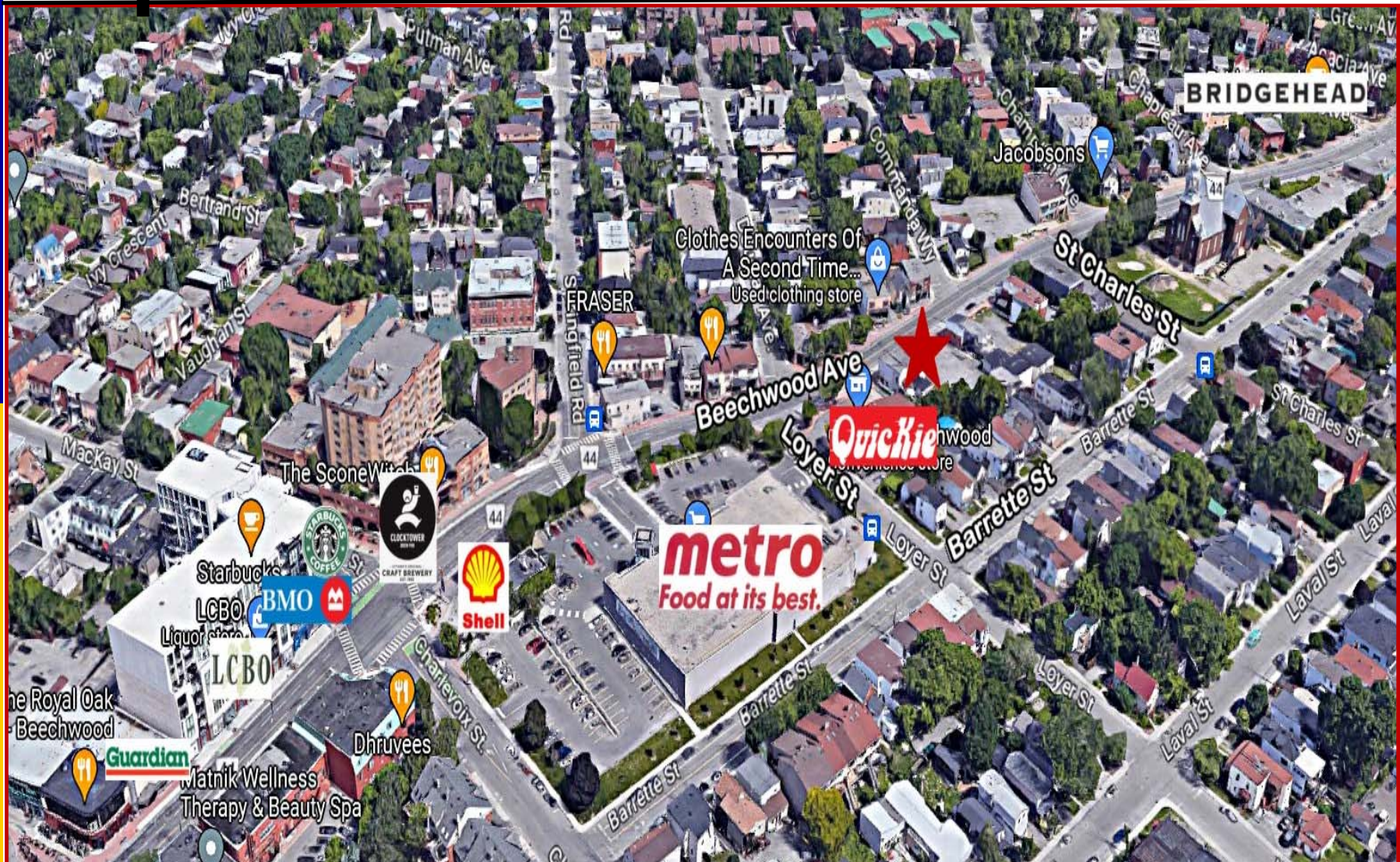
Suggested Uses:

Bakery, hardware store, café, bistro, wine bar, florist, book/gift store, chocolatier, other retail

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