

FOR LEASE: OTTAWA TRAINYARDS



DESCRIPTION:

- ✓ The Ottawa Train Yards is a leading retail power centre in Ottawa, consisting of Office space and over 750,000 square feet of retail space covering over 110 acres of property. Ottawa Trainyards is home to 150+ great stores, services and restaurants such as Wendy's, Tim Hortons, Starbucks, Walmart, Kettleman's Bagel, Farm Boy, LCBO, L.L. Bean, Sail, Michaels, Marshalls, Movati, Pet Valu and more leading retailers, services and restaurants.
- ✓ The Ottawa Train Yards is centrally located just off Industrial Avenue, close to the junction of Highway 417 and the Vanier Parkway. It is right next to the Via Train Station & 2 minutes from Queensway/Hwy 417 and 5 minutes from downtown Ottawa.

SPACE AVAILABLE:

- ✓ See page 2.

ASKING RENTAL RATE:

- ✓ Market rates. Call for details.

OPERATING COSTS:

- ✓ East side of the Trainyards Dr. - \$12.42 per square foot per annum (estimate).
- ✓ West side of the Trainyards Dr. - \$13.28 per square foot per annum (estimate).
- ✓ 564 Industrial Avenue - \$10.50 per square foot per annum (estimate).
(Site totals 1.5 acres - potential retail redevelopment site).

SIGNAGE, PARKING AND ACCESS:

- ✓ Good Storefront and potential Pylon signage.

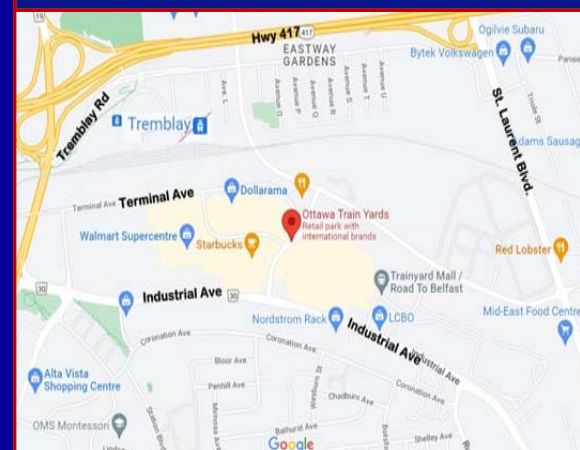
PARKING AND ACCESS:

- ✓ Ample parking. Excellent Access and Egress.



NOW LEASING

PREMIUM RETAIL, RESTAURANT & OFFICE SPACE



For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613)726-7323
Fax: (613)721-8849
Email: brent@brentcomrealty.com
www.brentcomrealty.com

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Current Vacancies:

- ✓ 550 Terminal Avenue - Unit B04 - (*former Thyme Maternity*) - Approx. 3,084 square feet rentable.
 - ✓ 550 Terminal Avenue - Unit B08 - (*former Ardene*) - Approx. 4,406 square feet rentable.

 - ✓ 100 Trainyards Dr. - Unit C12 - (*current Deli/Brown's*) - Approx. 1,306 square feet rentable.
 - ✓ 100 Trainyards Dr. - Unit C30A - (*former Scholar's Choice*) - Approx. 2,416 square feet rentable.
 - ✓ 100 Trainyards Dr. - Unit C30B - (*former Yellow Shoes*) - Approx. 2,655 square feet rentable.
 - ✓ 150 Trainyards Dr. - Unit 01- (*former Scores Restaurant*) - Approx. 7,036 square feet rentable.

 - ✓ 575 Industrial Avenue - Unit 04 - (*former Penningtons*) - Approx. 6,013 square feet rentable.

 - ✓ 665 Industrial Avenue - Unit 02 - Approx. 4,900 square feet rentable.
 - ✓ 665 Industrial Avenue - Unit 02 - Approx. 17,000 square feet rentable.
(*former Farm Boy*) Total - 22,900 square feet rentable.

 - ✓ 500 Terminal Avenue - Unit 10 - (*former Payless*) - Approx. 3,242 square feet rentable.
 - ✓ 515 Terminal Avenue - Unit 1 - (*former Warren Chase*) - Approx. 2,675 square feet rentable.

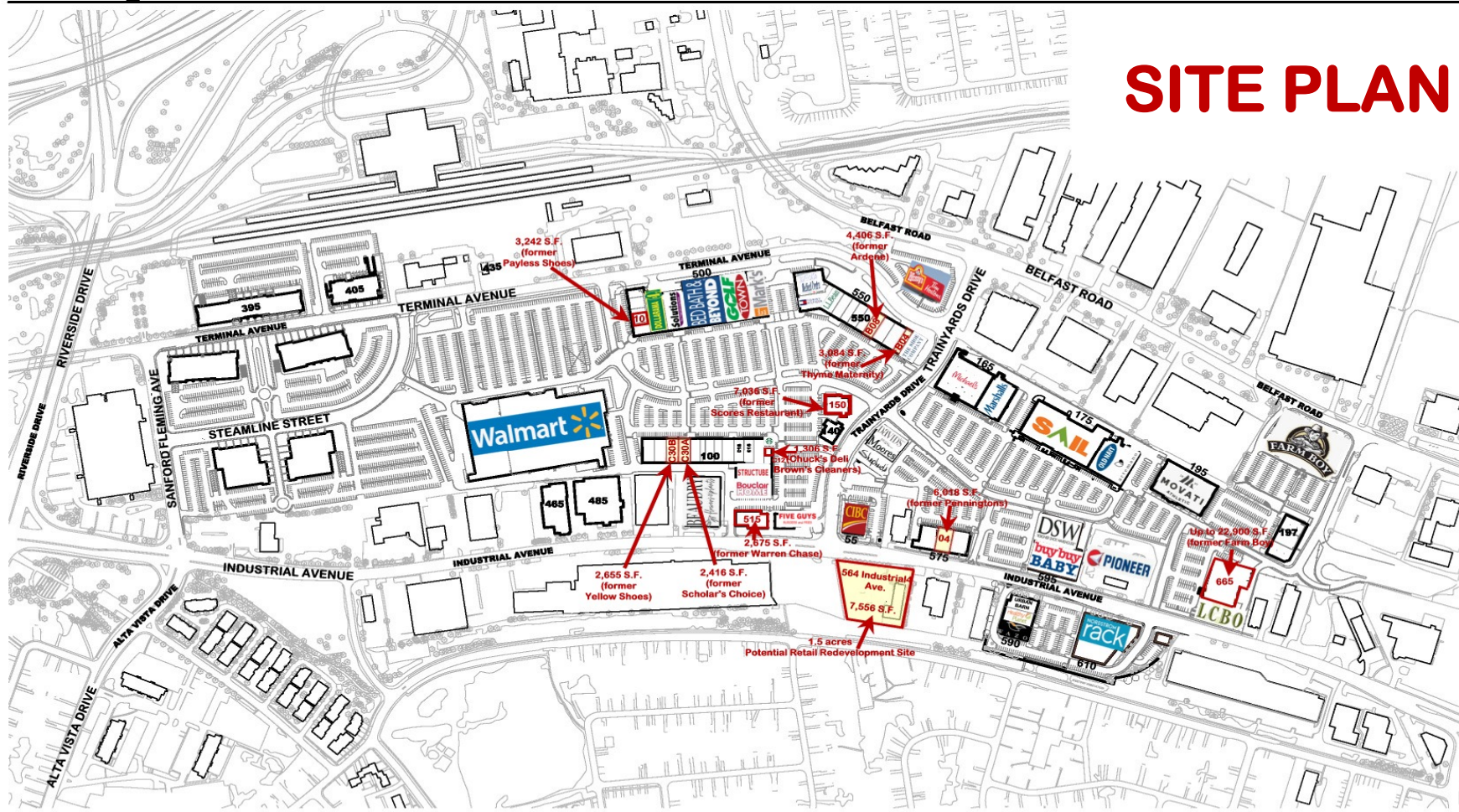
 - ✓ 564 Industrial Avenue - Approx. 7,556 square feet rentable.
- Total site of 1.5 acres - Potential retail redevelopment site.

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SITE PLAN

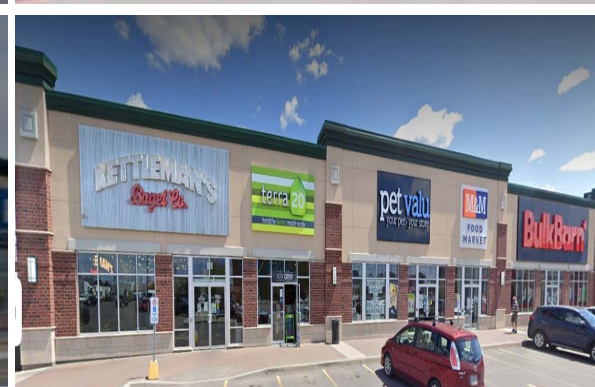


OTTAWA TRAINYARDS MASTERPLAN

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