

FOR LEASE

HIGH-PROFILE DOWNTOWN OTTAWA RETAIL OPPORTUNITY

305 RIDEAU STREET AT THE STRATEGIC CORNER OF KING EDWARD AVENUE

Artist's rendering view of King Edward & Rideau



Artist's rendering view along
Rideau looking towards
Byward Market



Artist's rendering King Edward elevation street level



**Intrepid
Commercial Realty
Limited** | Brokerage

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305 RIDEAU STREET

PROPERTY SUMMARY

305 Rideau Street is a 12 storey building in the heart of downtown Ottawa at the corner of King Edward Avenue that is undergoing a complete transformation into a 525-bed student residence. The available space provides Tenants with the opportunity to obtain a presence in a booming area of downtown Ottawa close to the Byward Market and Parliament Hill and tap into the burgeoning residential condo and University student demographic. Both large-format and small format spaces are available that can be customized to suit Tenant requirements.

KEY FEATURES

- High-Profile space with potential for wide frontages on both King Edward and Rideau
- 525 Bed Student Residence planned for floors above + existing 325 bed University of Ottawa student residence on opposite corner = 800+ students
- Walking distance to Byward Market, Parliament Hill, University of Ottawa
- In an area of significant new development: multiple new high-rise towers recently built/under construction/in planning stages
- Area Retailers include Metro, LCBO, Loblaws, Shoppers Drug Mart,
- Large unit opportunity has **over 130' of frontage along King Edward and over 60' of frontage on Rideau**
- Demisable space **has over 97' of frontage along Rideau Street**
- Parking: 60+ space underground garage along with 20+ spaces above-ground and developer can work with qualified retailers on a parking strategy

AVAILABLE UNITS

Unit 1: (Large Unit Opportunity at the Corner of Rideau and King Edward):
Approx. 12,800 sq. ft.

Unit 2: (Along Rideau):
Approx. 5,000 sq. ft. demisable to as small as 720 sq. ft.

LEASING RATES

Asking Net Rent: Contact Listing Broker

Additional Rent: \$15 PSF (Estimated)





KING EDWARD AVENUE

KING EDWARD STREET SIDE

Ramp down to U/G Parking

Anchor Retail Area:
12,800 sq. ft.

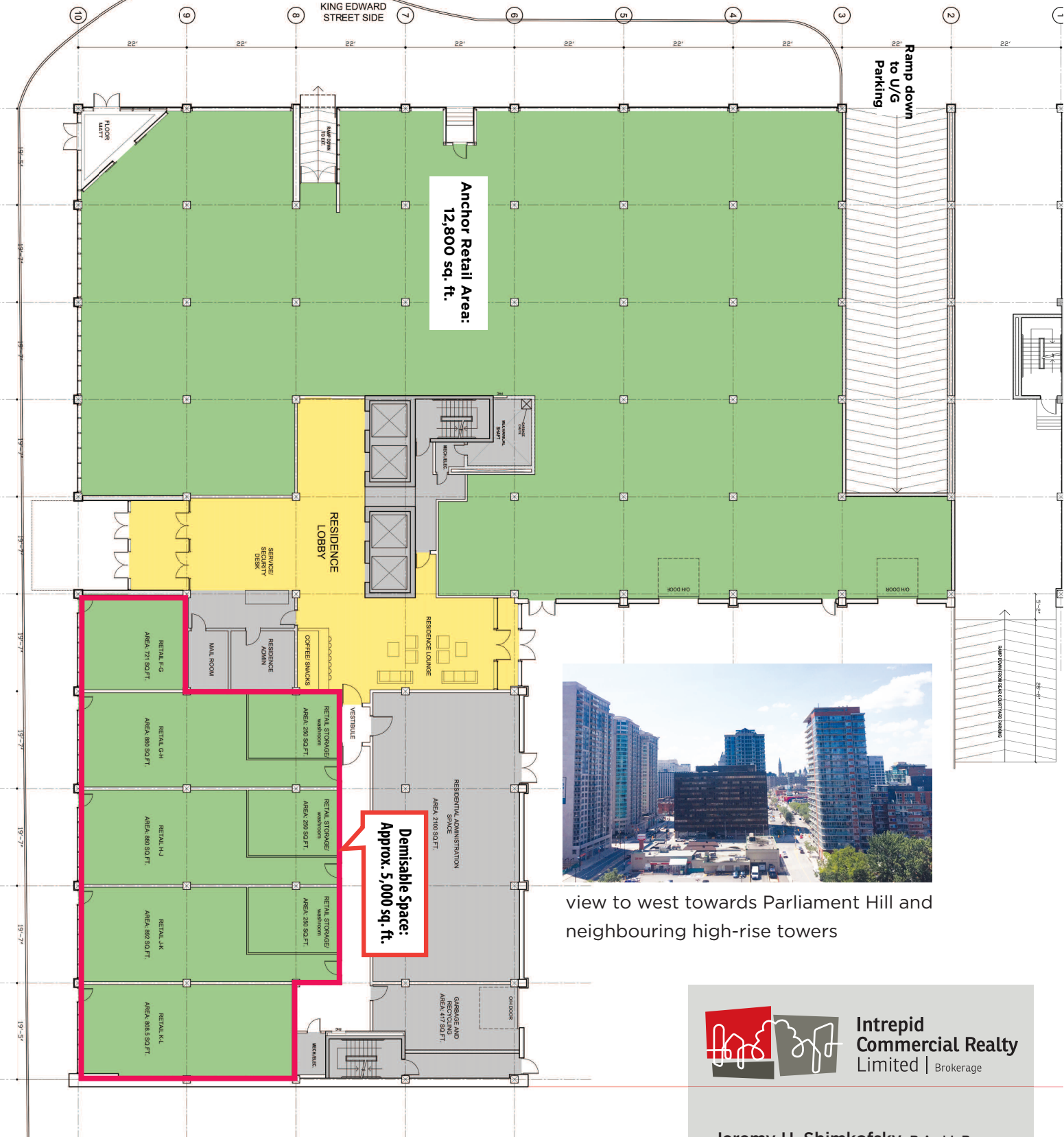
RESIDENCE LOBBY

Demisable Space:
Approx. 5,000 sq. ft.



view to west towards Parliament Hill and neighbouring high-rise towers

RIDEAU STREET



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