

Leasing Opportunity



# Prime Retail Storefront

For Lease

115 Champagne Avenue  
Ottawa, Ontario

Ottawa's Little Italy Neighbourhood



# 115 Champagne Avenue | For Lease



## Ground Floor Retail – Ideal for Microbrewery / Distillery

Units ranging between 5,124 SF – 6,258 SF with large patio spaces

SoHo Champagne is expected to be complete June 2023 and will offer highly desirable retail space at the entrance to Little Italy, a true mixed-use community within a high-density residential area. This culturally vibrant neighbourhood features a unique mix of restaurants, bars, shops, and entertainment. The property is located directly across from Dow's Lake and Commissioners Park and is steps from the Dow's Lake O-Train stop. In addition, the new \$2.8 billion Civic Ottawa Hospital Campus is set to open in 2028.

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## GROUND FLOOR

### Unit 115 - Available

- 5,124 square feet
- Base Rent: \$35.00 per square foot
- Add. Rent: \$19.00 (est. 2022) per square foot
- Potential for large patio on Hickory Street's cobble stone pedestrian road
- Unit can be demised

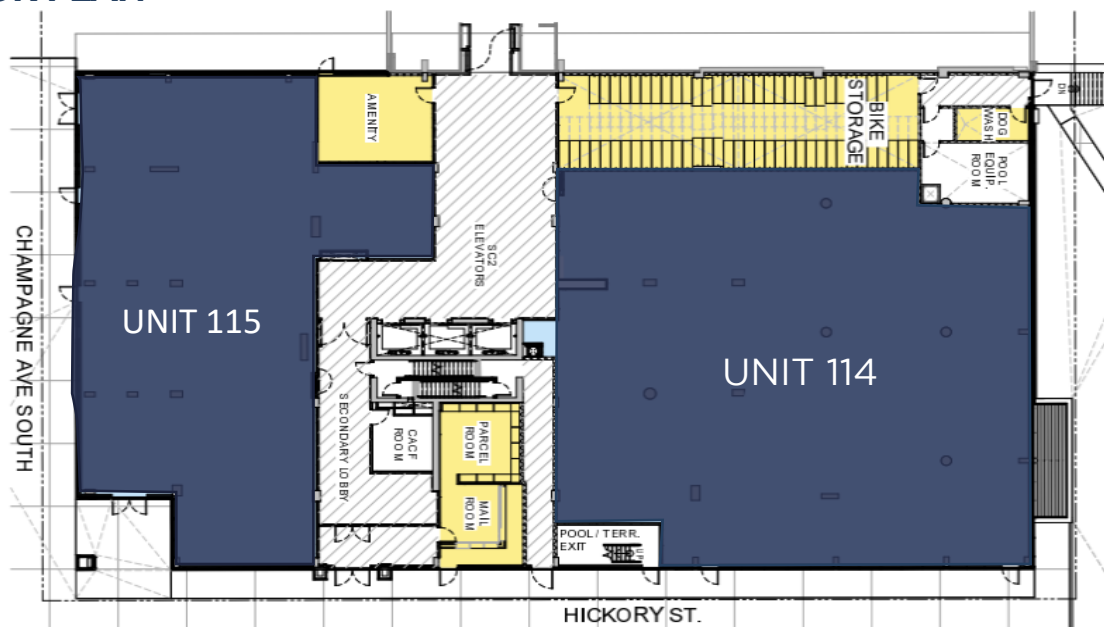
### Unit 114 - Available

- 6,258 square feet
- Base Rent: \$35.00 per square foot
- Add. Rent: \$19.00 (est. 2022) per square foot
- Potential for large patio on Hickory Street's cobble stone pedestrian road
- Potential to have food and beverage license to serve partons on second floor patio area

### Ideal Users:

- Restaurant/bar, brewery, entertainment venue, dentist, medical office, gallery

## FLOOR PLAN

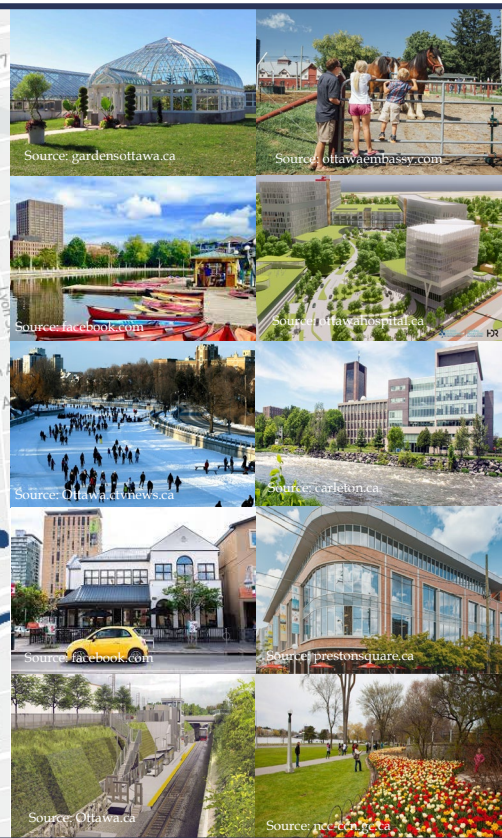
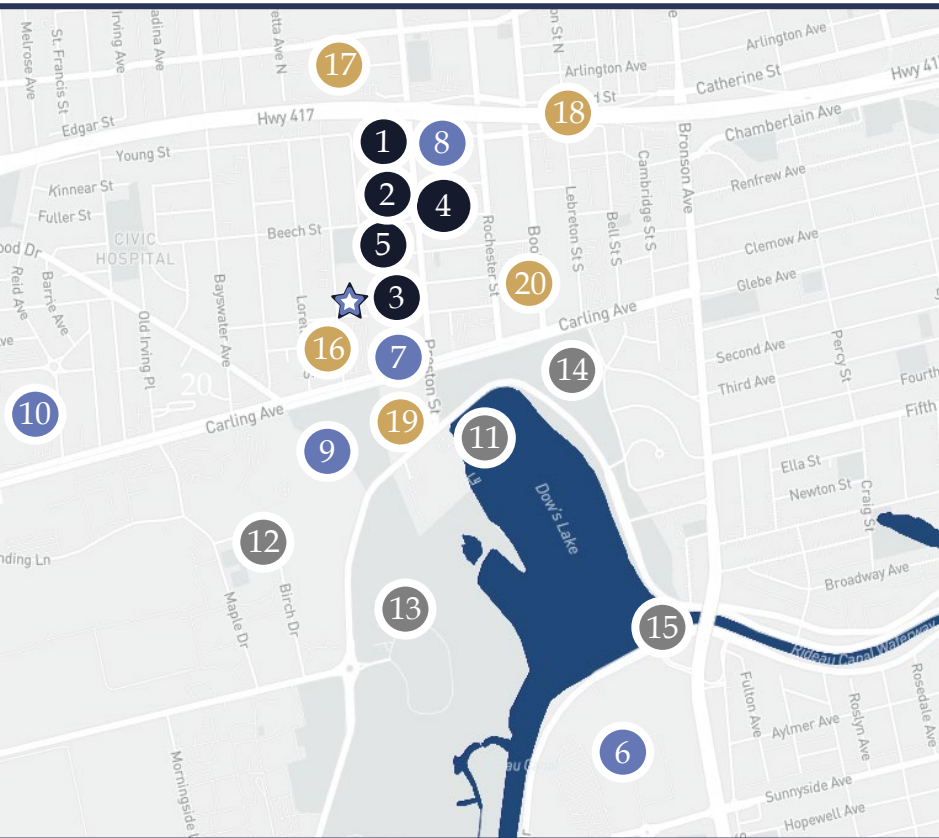


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# 115 Champagne Avenue | Location Overview



## Retail

1. Giovanni's Restaurant
2. Absolute Comedy
3. Mikaza Furniture
4. The Heart & Crown Preston
5. Mati Restaurant

## Employment

6. Carleton University
7. Tesla Service Centre
8. Preston Square
9. New Civic Hospital Campus
10. Civic Hospital Campus

## Recreational

11. Dows Lake Pavilion
12. Central Experimental Farm
13. Botanical Gardens
14. Commissioners Park
15. Rideau Canal Skateway

## Transit

16. Dows Lake LRT Station
17. Gladstone LRT Station
18. Highway 417
19. Dows Lake Parking
20. Booth Street Parking Complex

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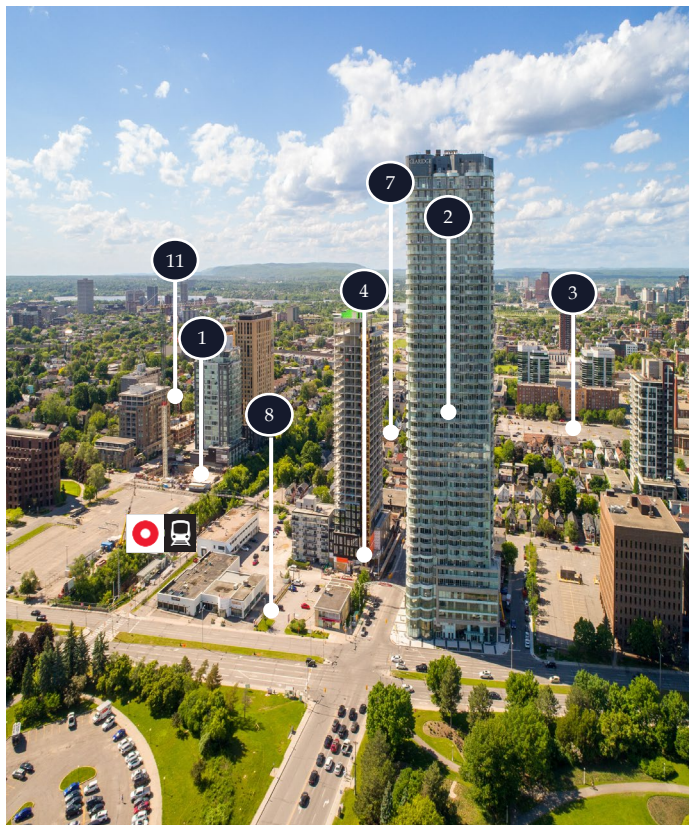
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## LOCATED IN A RAPIDLY DEVELOPING VIBRANT DOWNTOWN NEIGHBOURHOOD

115 Champagne is located near the gateway to Ottawa's Little Italy neighbourhood which is seeing significant growth with +3,500 residential units being added in the vicinity, access to new LRT line and the addition of the city's state of the art \$2.8 billion Civic Hospital.

#	Building	# of Units	Status
1	SoHo Champagne Phase 2	200 units	Under Construction
2	Claridge Icon	318 units	Completed 2022
3	450 Rochester Street	550 units	Pre Construction
4	500 Preston	250 units	Under Construction
5	951 Gladstone	921 units	Pre Construction
6	774 Bronson	172 units	Pre Construction
7	101 Norman Street	117 units	Under Construction
8	845 Carling	1120 units	Pre Construction
9	18 Louisa	139 units	Pre Construction
10	The Clemow	168 units	Under Construction
11	90 Champagne	236 units	Under Construction



	
<b>\$103,017</b> AVG HOUSEHOLD INCOME*	<b>90</b> WALK SCORE
	
<b>52,922</b> POPULATION*	<b>26,038</b> HOUSEHOLDS*
	
<b>38.1</b> MEDIAN AGE*	<b>22%</b> POPULATION GROWTH SINCE 2018*

\* Within 2km of 500 Preston Street

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