

# RETAIL FOR LEASE

665 ALBERT STREET

Ottawa, ON K1R 0H2



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### OFFERING SUMMARY

|                         |                       |
|-------------------------|-----------------------|
| <b>Available SF:</b>    | 1,240 - 9,300 SF      |
| <b>Lease Rate:</b>      | \$35 .00 SF/yr (NNN)  |
| <b>Additional Rent:</b> | Approx. \$22.98 SF/yr |

### PROPERTY OVERVIEW

Located within 100 feet of Pimisi LRT Station, Odenak offers unmatched accessibility and visibility, seamlessly linking Downtown, Centretown, Little Italy and Hintonburg. Surrounded by major city-building projects and amenities—including the new Ottawa Central Library, the future Ottawa Senators arena, and the Canadian War Museum—this location places retailers within over 250,000 residents and potential customers in a 5 km radius. Right next door to LeBreton Flats Park, where over a million visitors attend the Ottawa Bluesfest every year. Modern retail spaces feature double-glazed curtain wall windows across the exterior of all ground level retail units. All utilities extra.

### PROPERTY HIGHLIGHTS

- Built-in customer base of 608 residential units (approx. 1200 residents).
- Ground floor retail units in East & West Towers.
- East Tower loading dock access.
- 61 Commercial/Residential visitor paid parking underground.
- Each unit has access to 200 Amp, 600 Volt, 3-phase power.
- Installed HVAC and heat pump units based on 350 square feet per ton.
- Possession for Q3 (July) 2027.

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## OTTAWA, ON K1R 0H2

Lease Spaces



### AVAILABLE SPACES

| SUITE                | SIZE (SF) | LEASE TYPE | LEASE RATE    |
|----------------------|-----------|------------|---------------|
| Unit 150W            | 1,577 SF  | NNN        | \$35.00 SF/yr |
| Unit 151W            | 1,820 SF  | NNN        | \$35.00 SF/yr |
| Unit 152W            | 2,895 SF  | NNN        | \$35.00 SF/yr |
| Unit 153W            | 2,037 SF  | NNN        | \$35.00 SF/yr |
| 150W-152W Contiguous | 7,551 SF  | NNN        | \$35.00 SF/yr |
| Unit 150E            | 2,075 SF  | NNN        | \$35.00 SF/yr |
| Unit 151E            | 1,240 SF  | NNN        | \$35.00 SF/yr |
| Unit 152E            | 1,445 SF  | NNN        | \$35.00 SF/yr |
| Unit 153E            | 1,749 SF  | NNN        | \$35.00 SF/yr |
| Unit 154E            | 2,490 SF  | NNN        | \$35.00 SF/yr |
| 150E-154E Contiguous | 9,300 SF  | NNN        | \$35.00 SF/yr |

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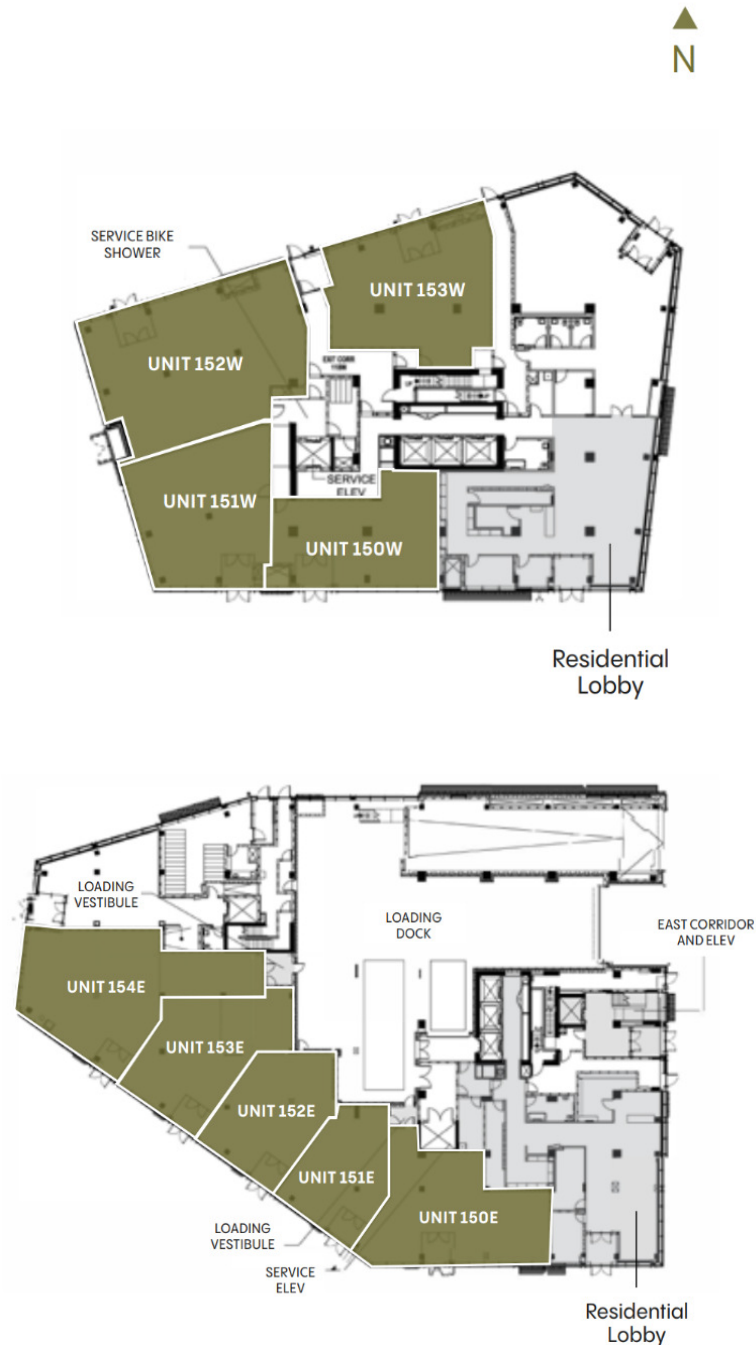
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West and East Towers



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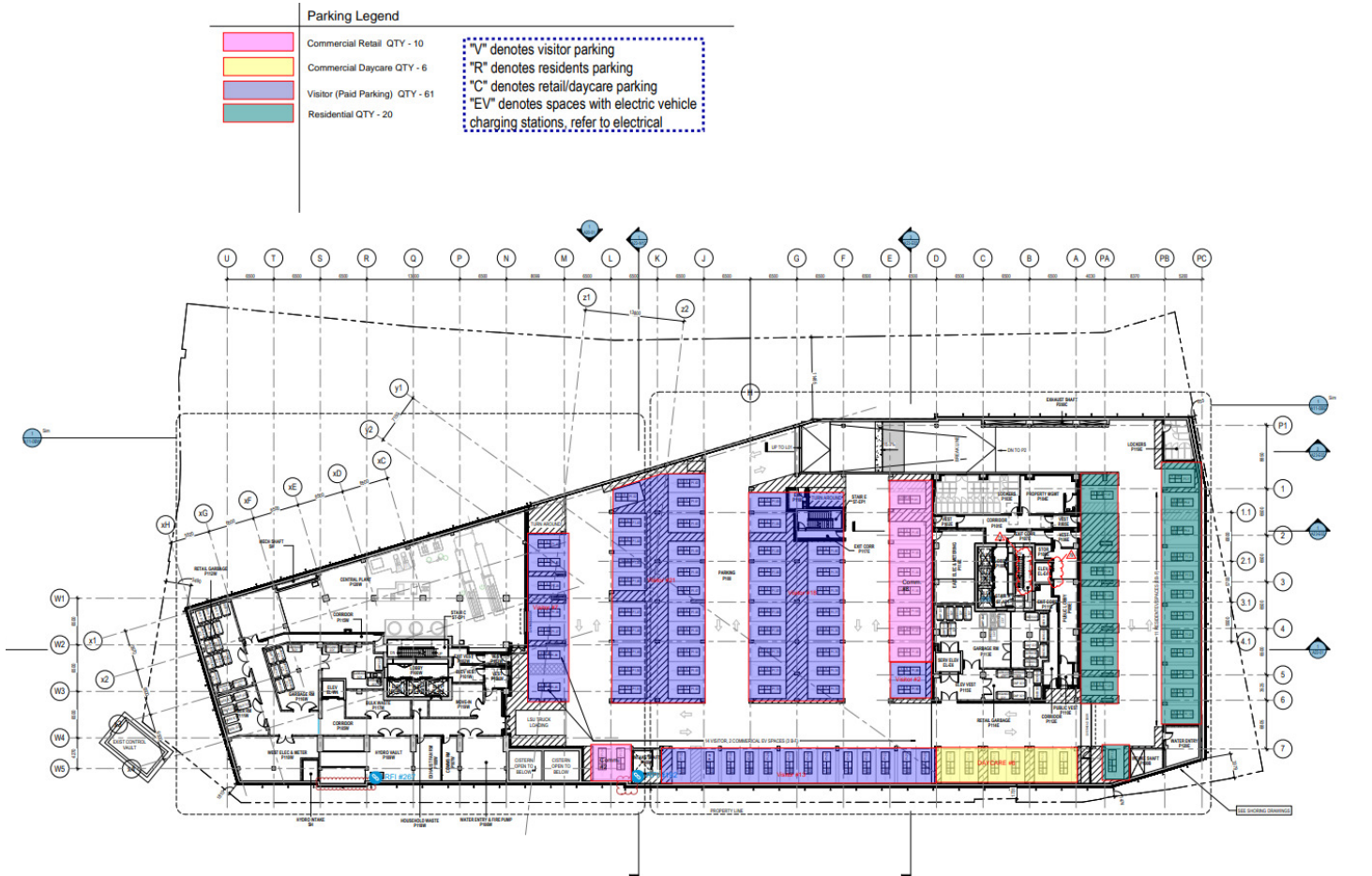
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Additional Photos



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Retailer Map



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