

**AVISON
YOUNG**



40-54 | **ELGIN STREET**
OTTAWA, ON

Partnership. Performance.

RETAIL FOR LEASE

The Chambers

1,326 sf to 4,494 sf available

Managed by:



ALLIED

Darren Clare, Sales Representative
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Location

42-54 Elgin Street is located on the corner of Queen Street and Elgin Street.

Availability

40 Elgin Street	1,326 sf
42-44 Elgin Street	4,494 sf
52 Elgin Street	1,484 sf
54 Elgin Street	
Ground Floor	905 sf
Mezzanine	2,511 sf
Total	3,416 sf

Asking Net Rent

\$40.00 psf

Additional Rent (2014 Estimate)

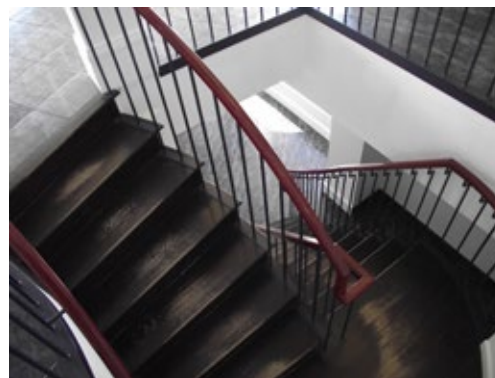
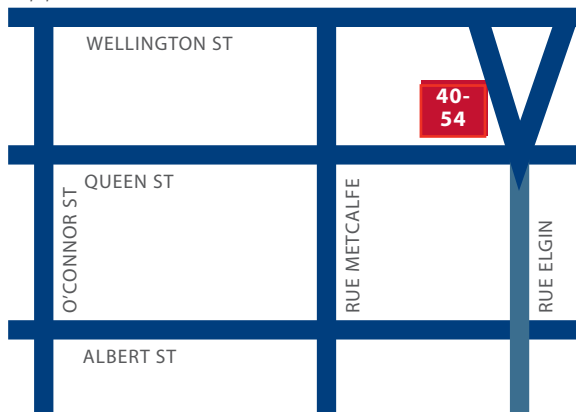
\$31.25 psf - TBV

Highlights

- Premier Flagship Retail in downtown Ottawa.
- Amazing views of the Chateau Laurier, War Memorial, Elgin Street, the National Arts Centre, etc.
- Wonderful architecture.
- High quality Landlord and management.
- 42-44 Elgin is fully built out with huge arch windows and includes a reception area, kitchen, hard wall offices and washrooms. In addition, features access to high quality finished lobby and rear exit/entrance to hallway to Queen Street.
- 54 Elgin Street has frontage on both Queen Street and Elgin Street. The ground floor is 905 square feet with a staircase leading to the second level comprising 2, 511 square feet. The second level has spectacular views through large floor to ceiling arched windows.

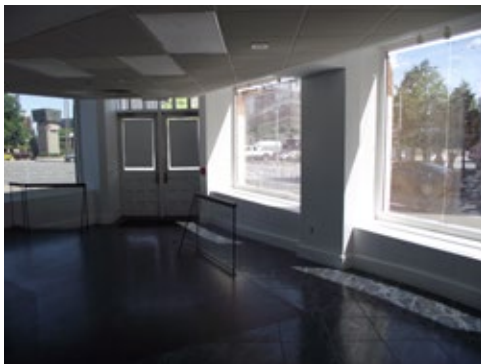
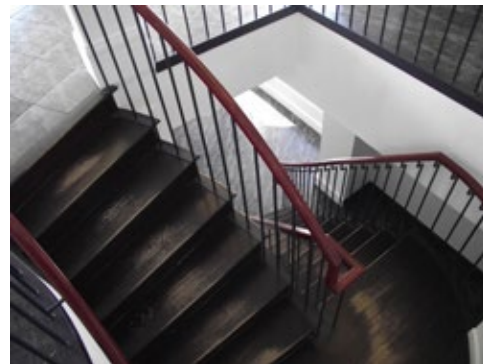
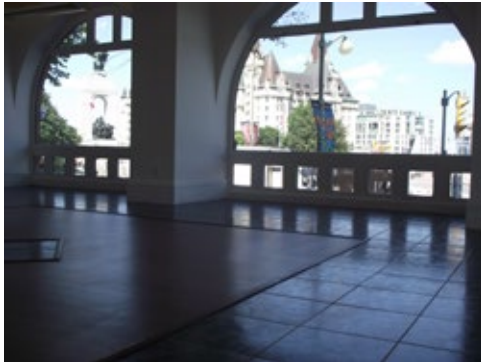
Location Map

(Approximate, not to scale)





The Chambers 40-54 Elgin Street Interior Photos



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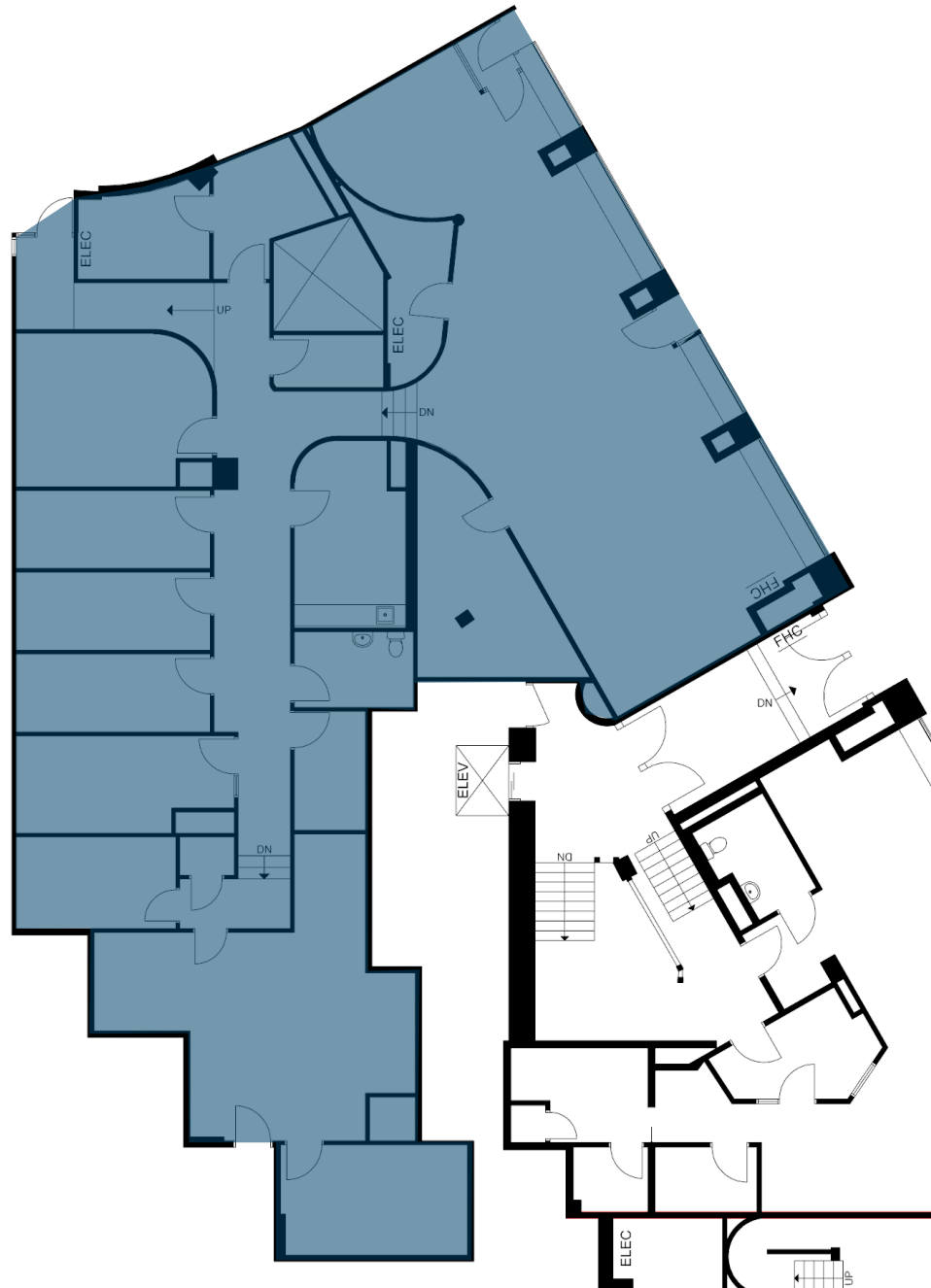
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42-44 Elgin Street

Floorplan - 4,494 sf

(approximate, not to scale)



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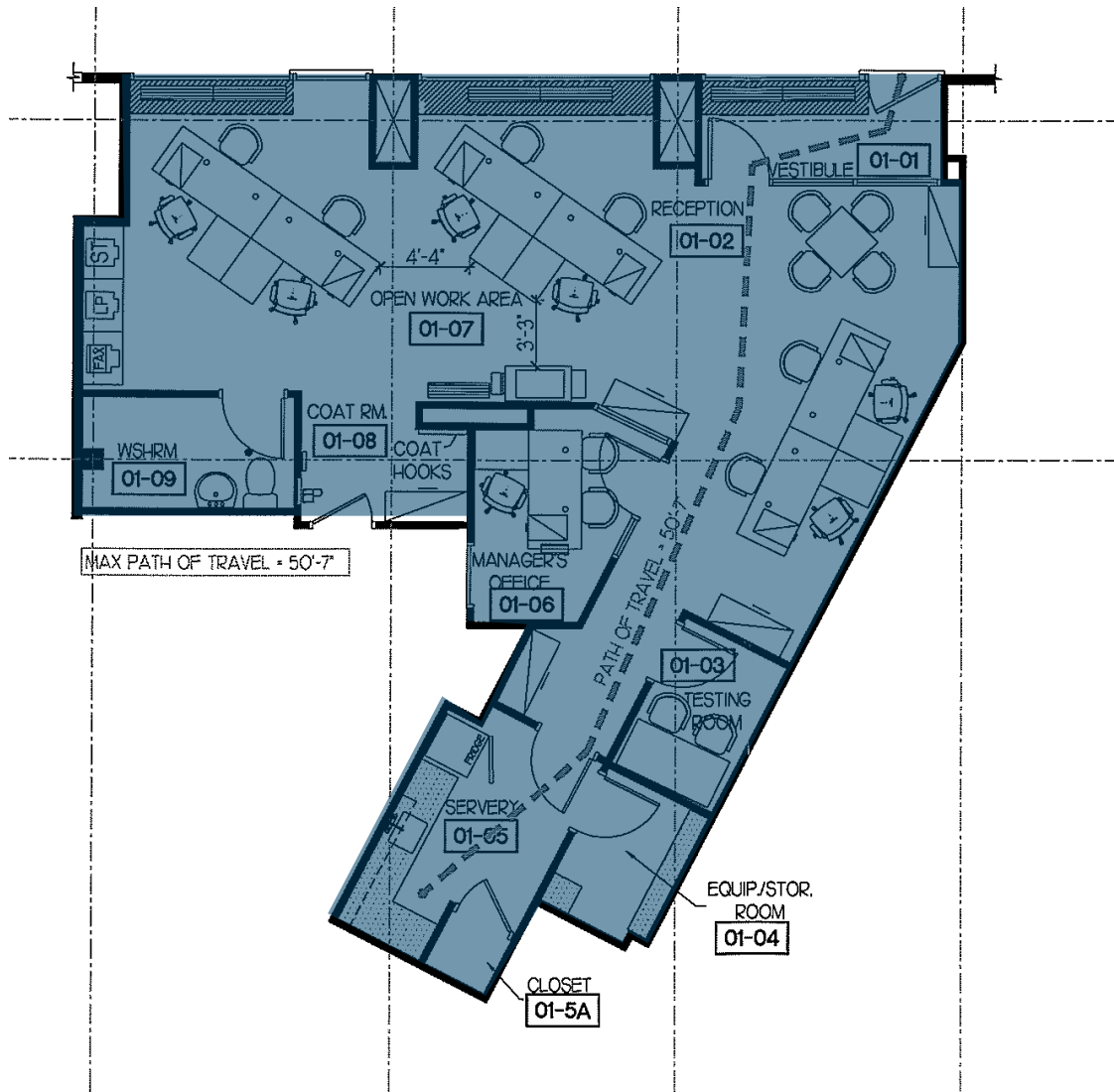
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52 Elgin Street

Floorplan -1,484 sf

(approximate, not to scale)



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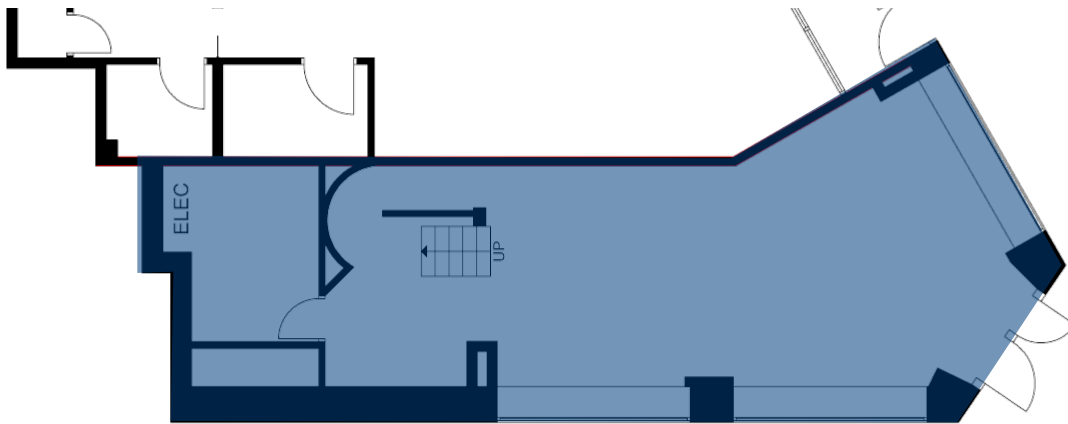
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54 Elgin Street

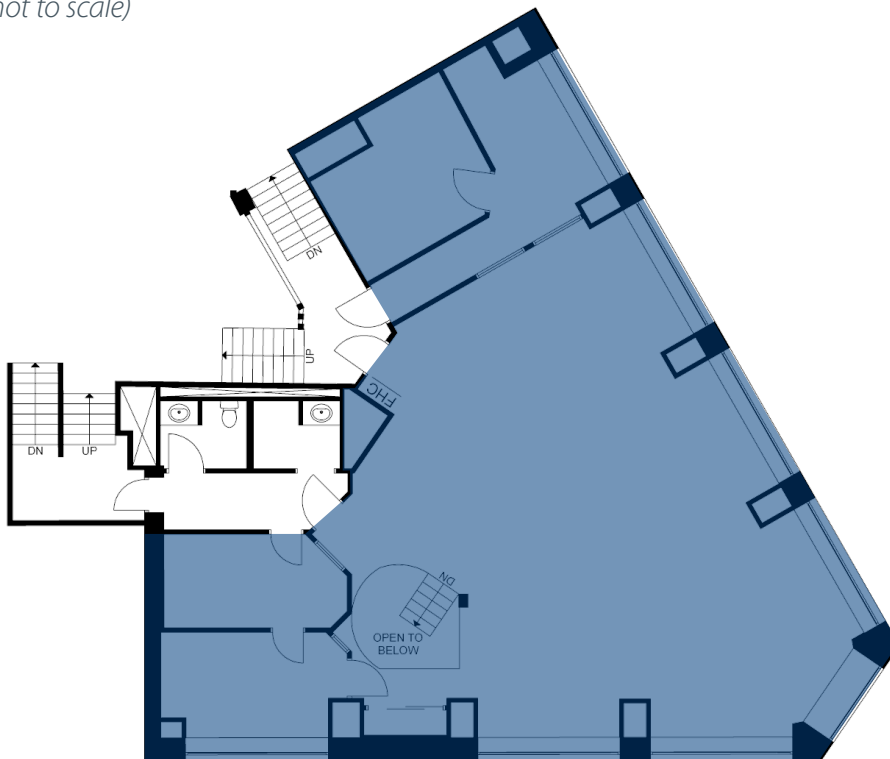
Floorplan Ground Floor- 905 sf

(approximate, not to scale)



Floorplan - Mezzanine 2,511 sf

(approximate, not to scale)



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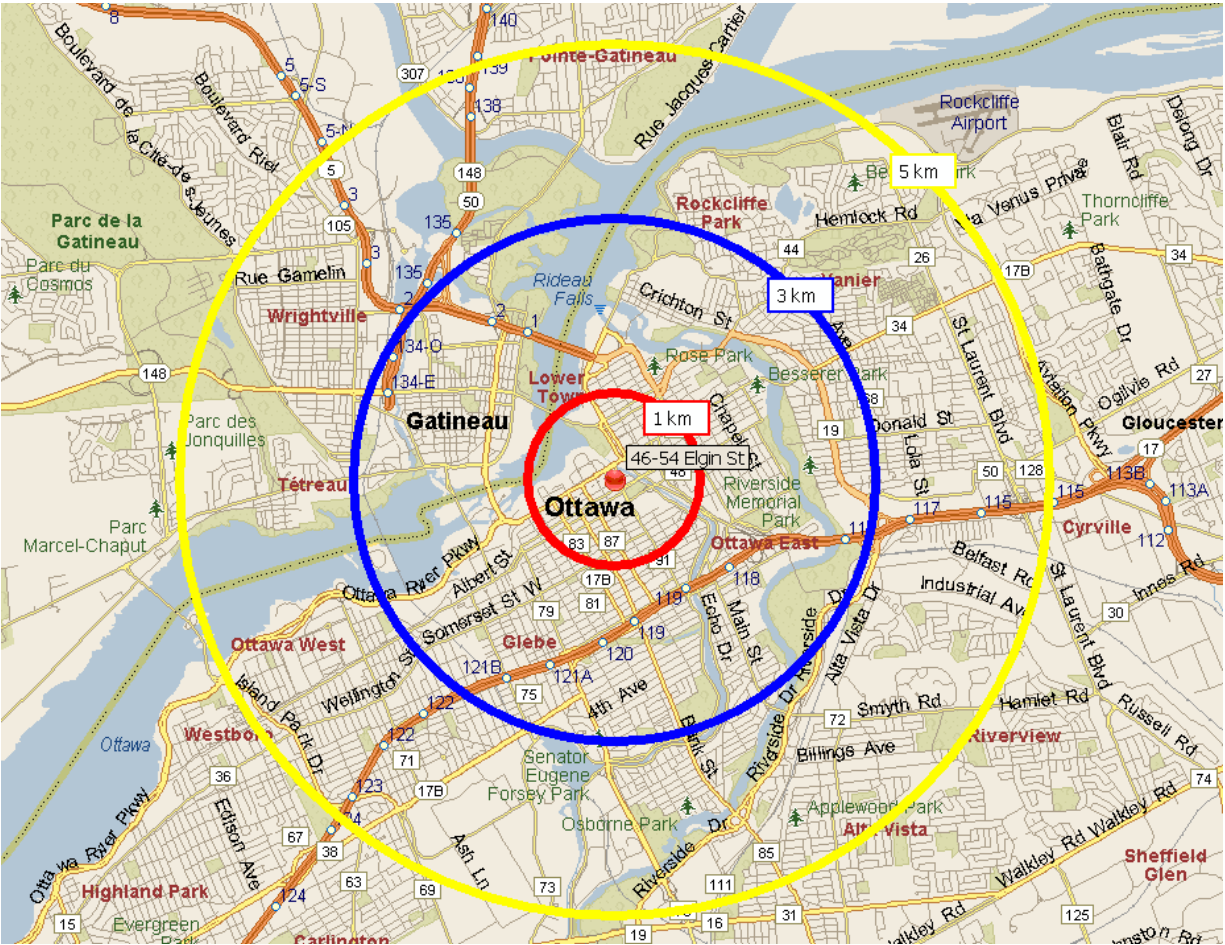
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2011 Census Snapshot	42-54 Elgin St. Ottawa, ON 0-1 km	42-54 Elgin St. Ottawa, ON 0-3 km	42-54 Elgin St. Ottawa, ON 0-5 km
Total Population	15,550	97,388	181,105
<i>Males</i>	7,868	48,066	88,462
<i>Females</i>	7,681	49,322	92,644
Median Age	38.9	39.1	39.4
Families	2,645	20,857	42,036
Average Persons per family	2.3	2.6	2.7
Two-parent families	1,314	11,441	24,386
<i>With no children at home</i>	947	6,353	11,961
<i>With children at home</i>	366	5,088	12,425
Lone-parent families	373	3,906	8,678
Average Children per family	0.4	0.8	0.9
Households	10,182	53,918	92,407
<i>Average Household Income</i>	\$64,241	\$74,797	\$78,548
Occupied Dwellings	10,182	53,918	92,407
<i>Owned Dwellings</i>	1,791	16,855	36,359
<i>Rented Dwellings</i>	8,392	37,063	56,048
Dominant Building Type	Apartment, building low and high rise	Apartment, building low and high rise	Apartment, building low and high rise
Dominant Demographics	United Kingdom	United Kingdom	United Kingdom
<i>Official Home Language</i>	English	English	English
<i>Non-official Home Language</i>	Spanish	Spanish	Spanish

40-54 Elgin Street, Ottawa



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