FOR LEASE | RETAIL SPACE

1970 SCOTT STREET OTTAWA, ON



PROPERTY HIGHLIGHTS:

- Prominent street-level retail spaces with high visibility and signage opportunities along Scott Street and McRae Avenue
- Part of a new development including 4-storey and 26-storey residential towers with a total of 336 units
- Residential occupancy planned for April 1, 2024 with retail units available June 1, 2024
- Site is well positioned to capture pedestrian traffic from adjacent LRT station
- Nearby retailers include Farmboy, Real Canadian Superstore, Ottawa Subaru, and LCBO



EXCLUSIVELY LISTED BY:

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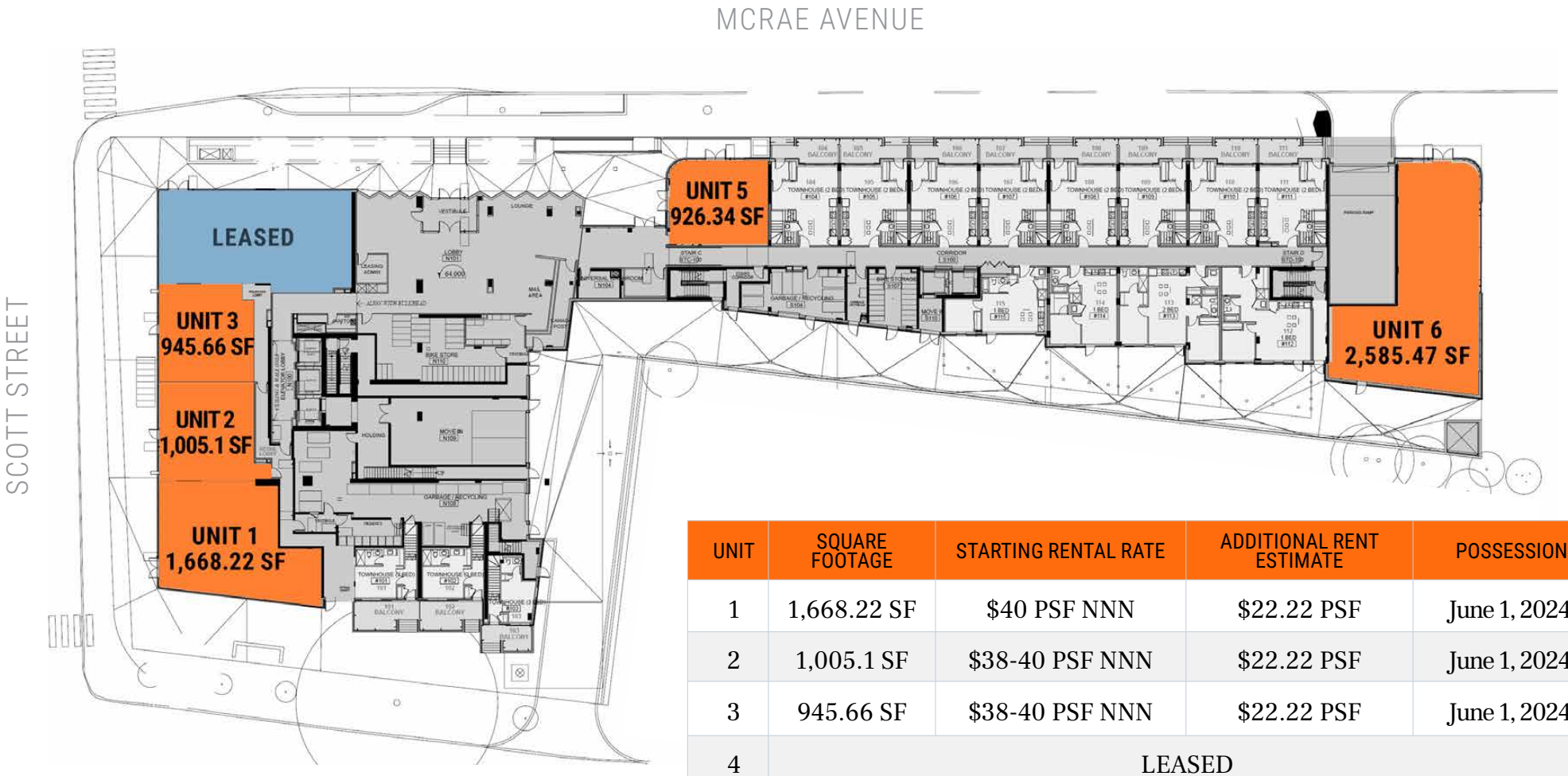
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SITE PLAN

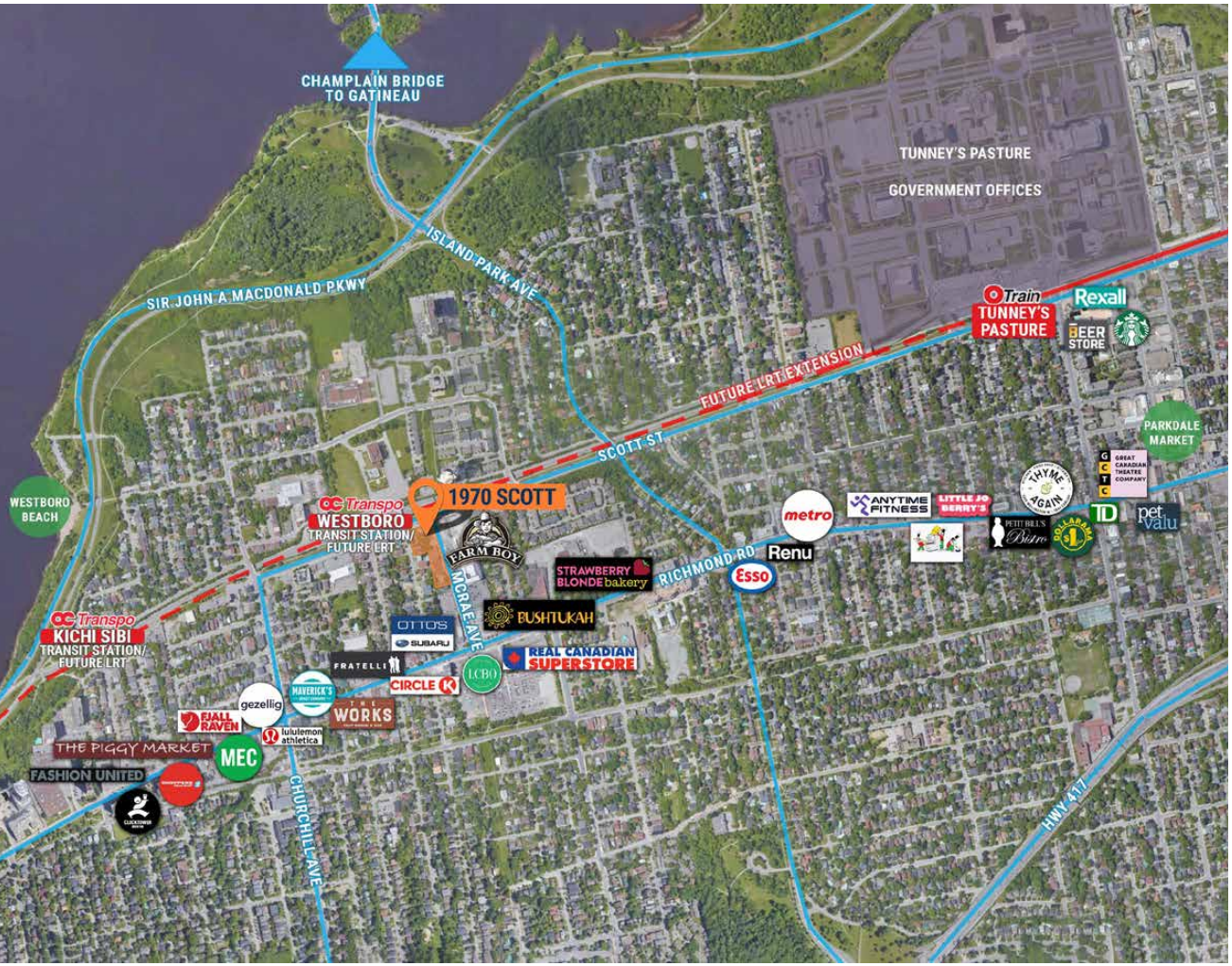


UNIT	SQUARE FOOTAGE	STARTING RENTAL RATE	ADDITIONAL RENT ESTIMATE	POSSESSION
1	1,668.22 SF	$40 PSF NNN	$22.22 PSF	June 1, 2024
2	1,005.1 SF	$38-40 PSF NNN	$22.22 PSF	June 1, 2024
3	945.66 SF	$38-40 PSF NNN	$22.22 PSF	June 1, 2024
4	LEASED			
5	926.34 SF	$38-40 PSF NNN	$22.22 PSF	June 1, 2024
6	2,585.47 SF	$32 PSF NNN	$22.22 PSF	June 1, 2024

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AERIAL VIEW OF NEIGHBOURHOOD



SNAPSHOT OF AREA

The subject property is located in Westboro, a thriving community west of Ottawa's Central Business District (CBD), with a population of 22,000 people. Richmond Road runs through the heart of Westboro and is home to many of the most unique national and local shops and restaurants in Ottawa. Several outdoor sports stores in the area benefit from the many tourists and residents that are drawn by the proximity to the network of cycling trails and whitewater rapids of the Ottawa River. The area north along Scott Street has seen densification with many condo and residential properties alike, from single and 2-story buildings converting to towers exceeding more than 20 floors of residential apartments. While many residents enjoy walking and cycling as their primary means of travel, the area is well serviced by busses and the newly renovated Westboro Station on Scott Street, with the upcoming extension of the Confederation Line LRT adding to the ease of access to this busy neighbourhood. Highway 417 is in close proximity to the south for vehicle access.

Many Ottawa residents as well as tourists will visit the over 750,000 square feet of retail space that Westboro has to offer which includes retailers such as Moutain Equipment Co-Op, Lululemon Athletica, Knix and many restaurants, coffee shops, fashion retailers and specialty local grocers. With 1.1 Million square feet of office space, there is plenty of traffic during the day as well for employees to take advantage of the surrounding neighbourhoods.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.
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