

**AVISON
YOUNG**

Retail Space for Lease
Ottawa, ON

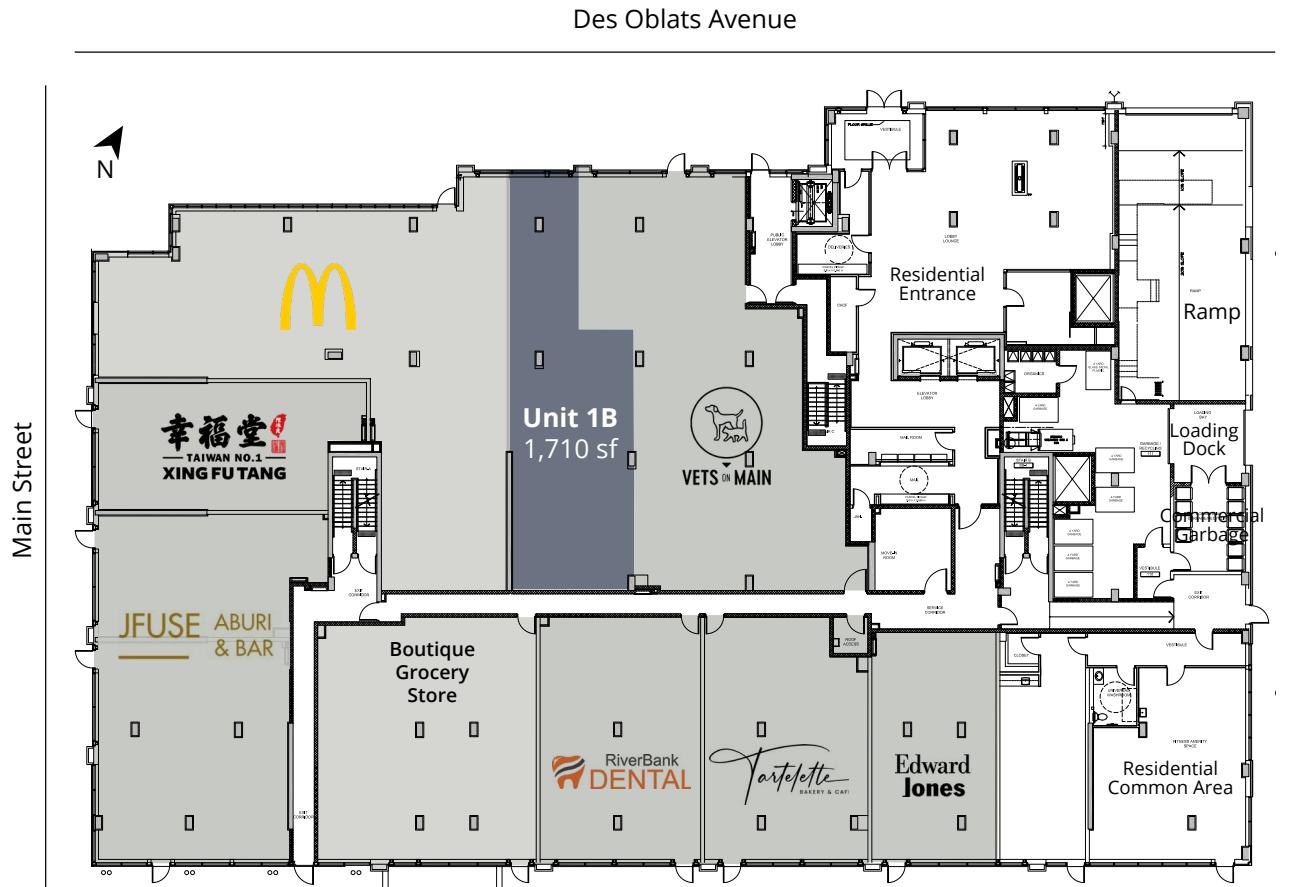
The Shops at Milieu

175 Main Street, Ottawa, Ontario



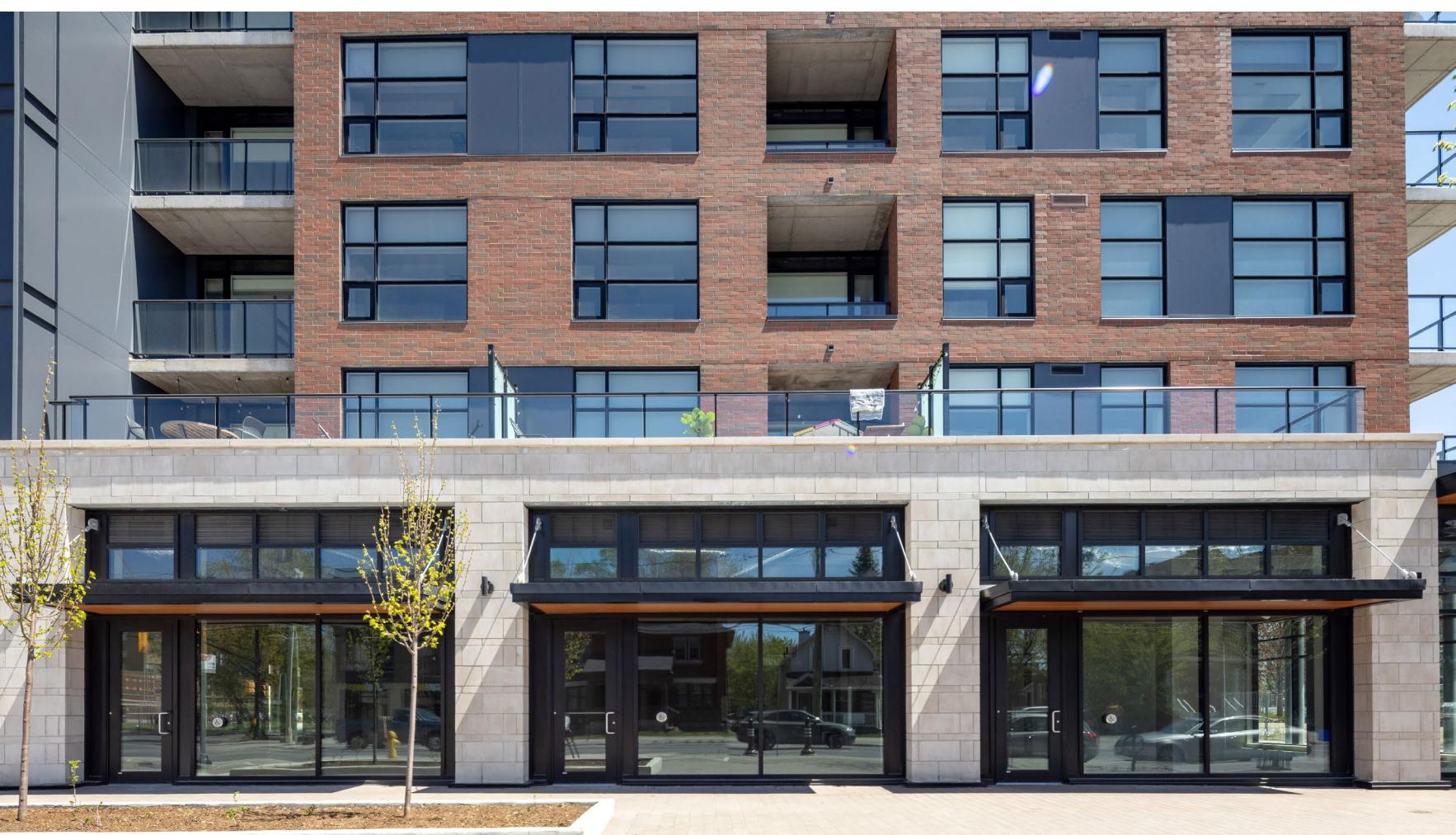
Overview

The Shops at Milieu are conveniently located amongst a mix of existing residential density, St Paul University, Immaculata high school, and the established Greystone community with 900 homes



Availabilities

	Size	Availability	Net Rent	TMI	
Unit 1	2,828 sf	Immediate	\$30 psf	\$18.56 psf	LEASED
Unit 1B	1,710 sf	Immediate	\$30 psf	\$18.56 psf	
Unit 1A	3,619 sf	Immediate	\$35 psf	\$18.56 psf	LEASED
Unit 2	1,214 sf	Immediate	\$35 psf	\$18.56 psf	LEASED
Unit 5	1,993 sf	Immediate	\$35 psf	\$18.56 psf	LEASED



Unit 1B | 1,710 sf

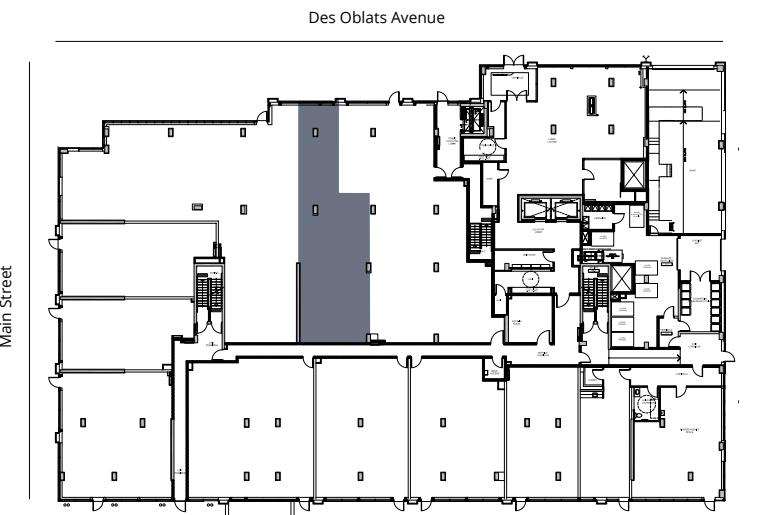
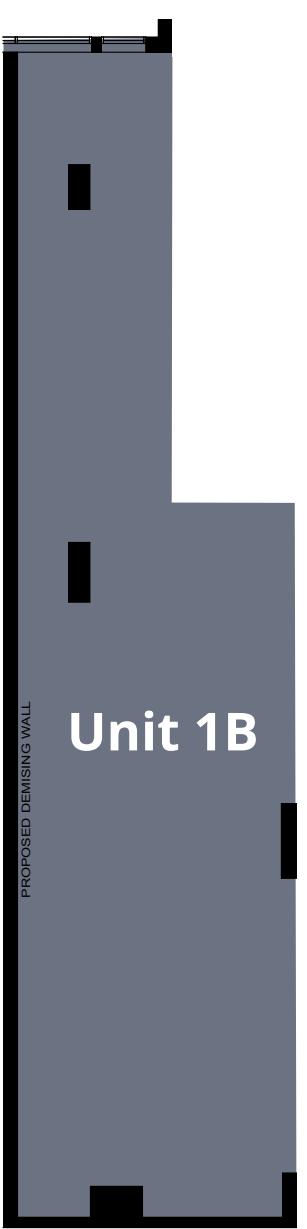
Availability
Immediate

Net Rent
\$30 psf

TMI
\$18.56 psf

Highlights

- Inline unit with frontage on Des Oblats Ave, adjacent to the residential lobby
- High ceilings with ample natural light
- Paid underground and surface parking available for retail customers
- 125 new rental tenants within the Milieu building, with an additional 120 rental tenants in the adjacent Ballantyne building
- Approximately 13' of frontage, opening up to roughly 22'





A great mix of local and national retailers in the area.

Demographics

**3km radius, Source: Stats Canada, Esri

\$130,627

2022 AVERAGE HOUSEHOLD INCOME

12,788

2022 TOTAL POPULATION

36.1

MEDIAN AGE

8,458

2022 TOTAL DAYTIME POPULATION

Transit

**Source: walkscore.com

88

WALK SCORE, Very Walkable

77

TRANSIT SCORE, Excellent Transit

100

BIKE SCORE, Biker's Paradise



In the area





The Shops at Milieu

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Get more information *Sales Representative

Ali Baker*

Principal

647.252.4151

ali.baker@avisonyoung.com

Calvin Holland*

Senior Associate

416.673.4020

calvin.holland@avisonyoung.com

Caitlyn Micuda*

Associate

416.673.4055

caitlyn.micuda@avisonyoung.com