

**AVISON  
YOUNG**

**Retail Space for Lease**  
Ottawa, ON

# The Shops at Milieu

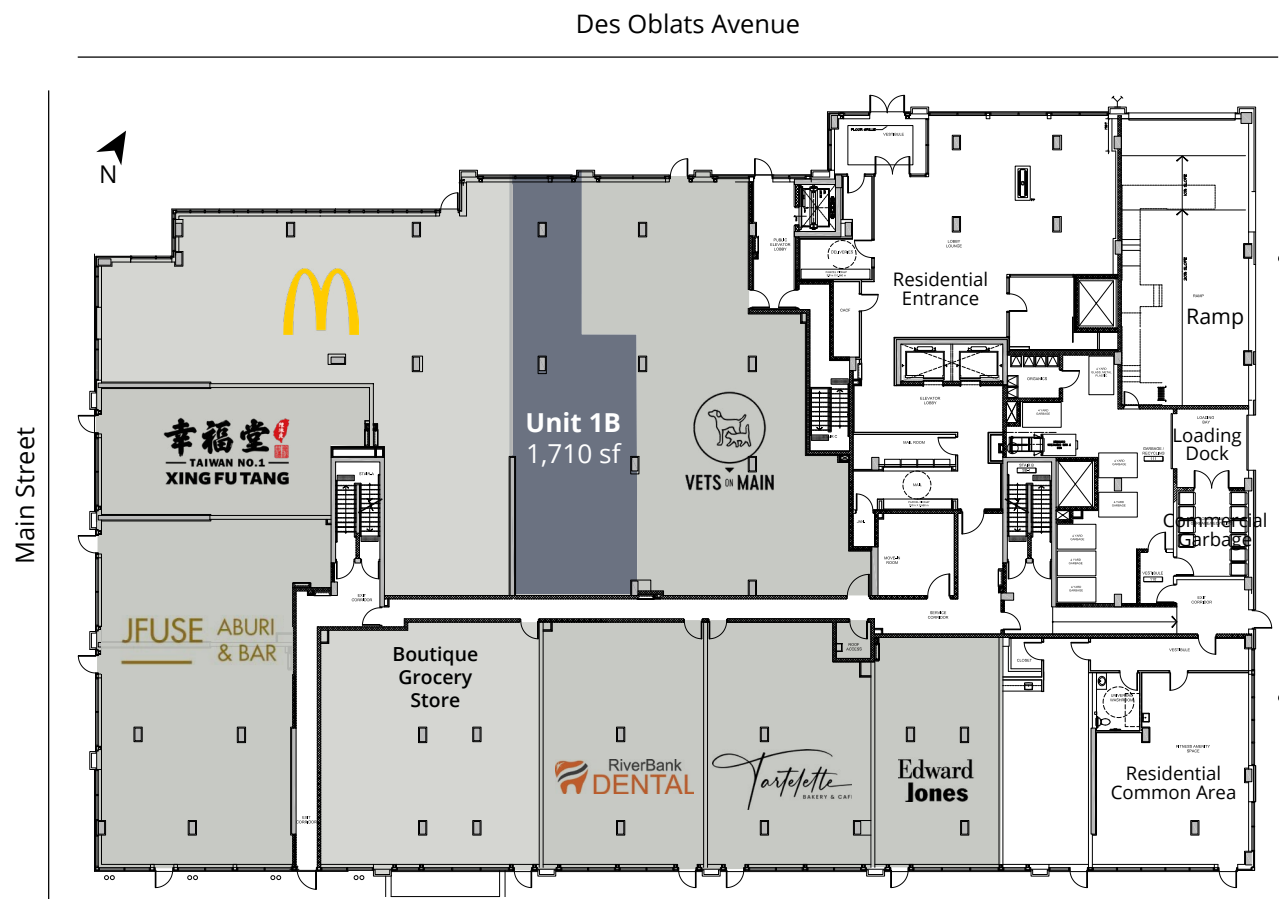
175 Main Street, Ottawa, Ontario





# 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



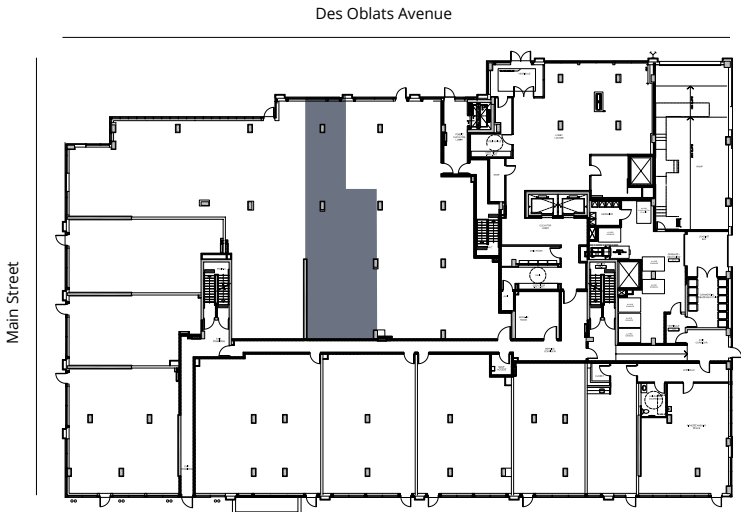
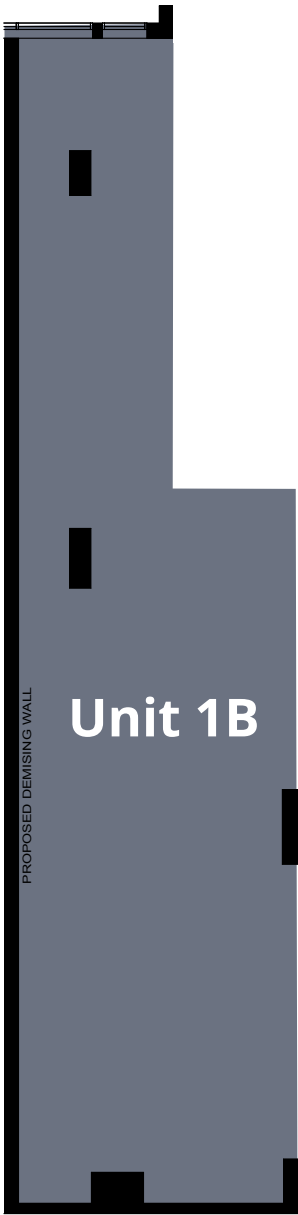


# Unit 1B | 1,710 sf

Availability	Net Rent	TMI
Immediate	\$30 psf	\$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'



Unit 1 - Storefront



Unit 1 - Interior



Unit 1 - Interior



Unit 1 - Interior





# 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



Lees  
Subway  
Station

PHAT MOOSE  
CYCLES

Scotiabank

Western  
Union

Dixie Dairy  
Convenience Store

Greens &  
Beans

PHARMASAVE

nu

HAPPY GOAT  
COFFEE COMPANY

Immaculata  
High-School

Immaculata  
Turf Field

The Shops  
at Milieu

JFUSE

ABURI  
& BAR

RiverBank  
DENTAL

Tarteflette

Edward Jones

SUBWAY

Vesbar

SULA  
WOK

WATSON'S  
PHARMACY  
& COMPOUNDING CENTRE

3 trees

THE  
GREEN  
DOOR

SINGING  
PEBBLE  
BOOKS

MAIN  
FARMERS' MARKET

Saint-Paul  
University

Greystone  
Village

Rideau  
River

Hurdman  
Park

Rideau River Trail



# In the area







# The Shops at Milieu

175 Main Street, Ottawa, Ontario

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