

CBRE

RIDEAU

Party-seven

**TWO-STOREY RETAIL OPPORTUNITY
42,666 SQ. FT. FOR LEASE**

BYWARD MARKET • OTTAWA



BOLD *and* ICONIC

47 RIDEAU STREET

AT THE INTERSECTION OF HISTORY & RETAIL



**All outlines are approximate*

CBRE



AT THE INTERSECTION OF HISTORY & RETAIL

Once-in-a-lifetime opportunity to secure an iconic retail location along two of Ottawa's most famous streets.

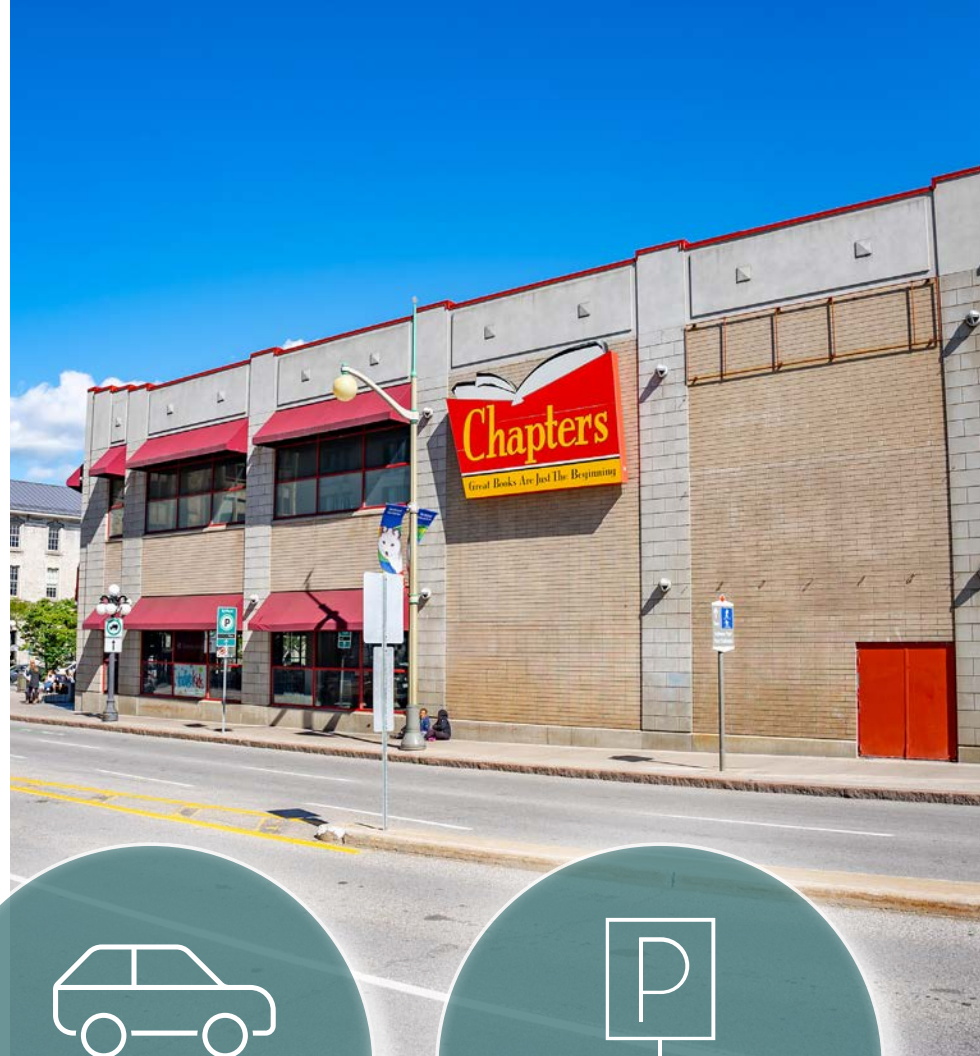
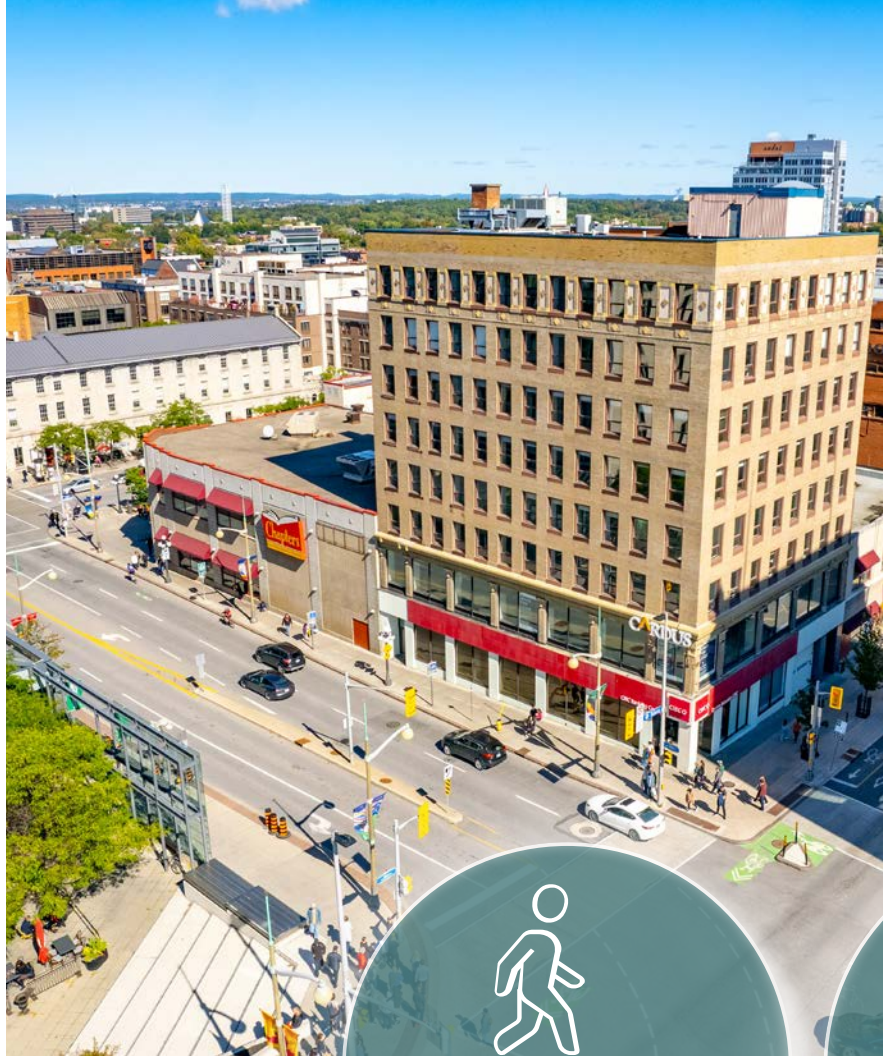
At the epicentre of Canada, 47 Rideau is located in Ottawa's vibrant Byward Market at the iconic intersection of Rideau Street and Sussex Drive. Adjacent to CF Rideau Centre, the Rideau Light Rail Transit station, Parliament Hill, the Shaw Centre and many of Canada's proudest landmarks, 47 Rideau Street is a once-in-a-lifetime big box opportunity for a Brand.



Size:	Lower Level: Ground Floor: Second Floor: Total:	19,000 sq. ft. 21,333 sq. ft. 21,333 sq. ft. 61,666 sq. ft.
Frontage	120 feet along Sussex Drive 70 feet along Rideau Street	
Net Rent:	Contact Listing Agent	
Additional Rent:	\$12.23 per sq. ft. (2022 property tax)	
CAM:	Tenant to self manage	
Available:	Immediately	



[Click here for drone video](#)

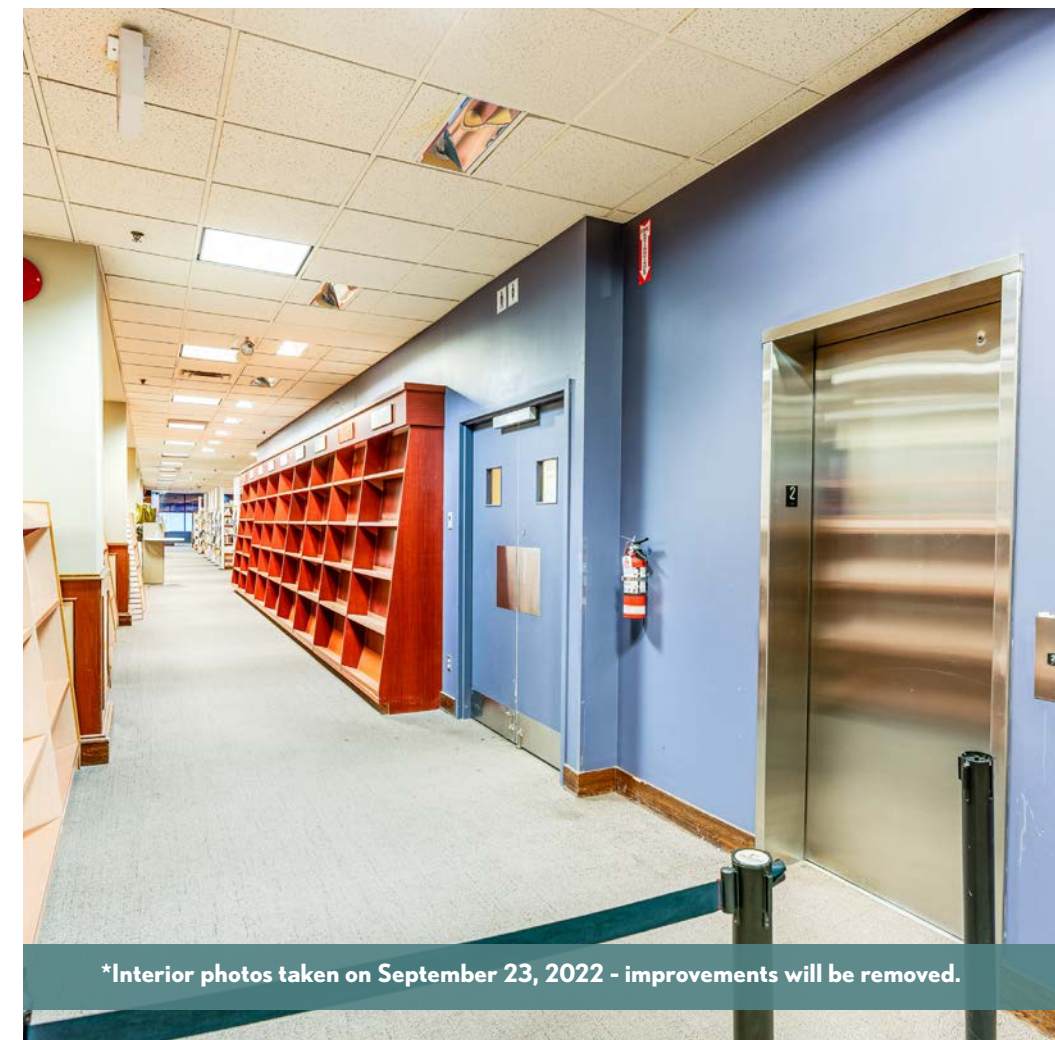




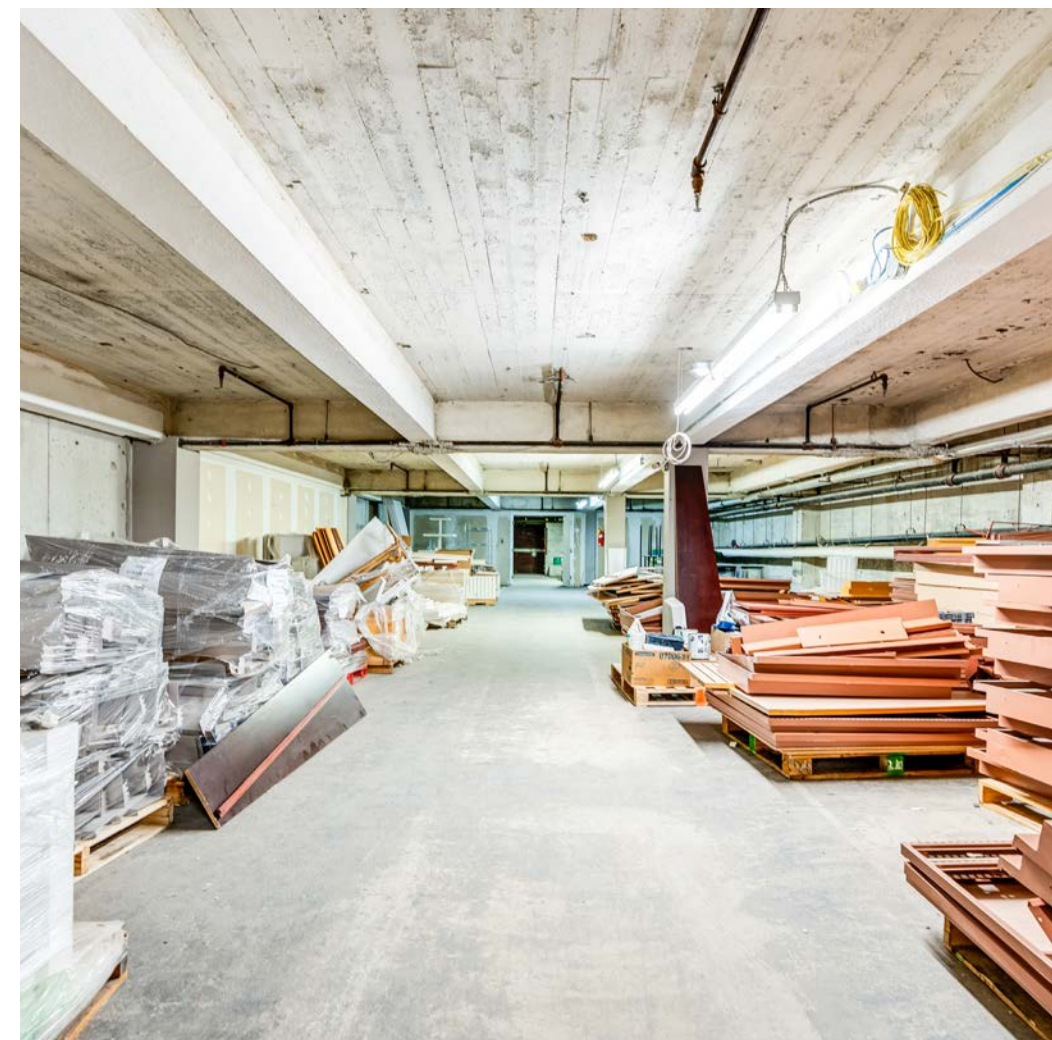
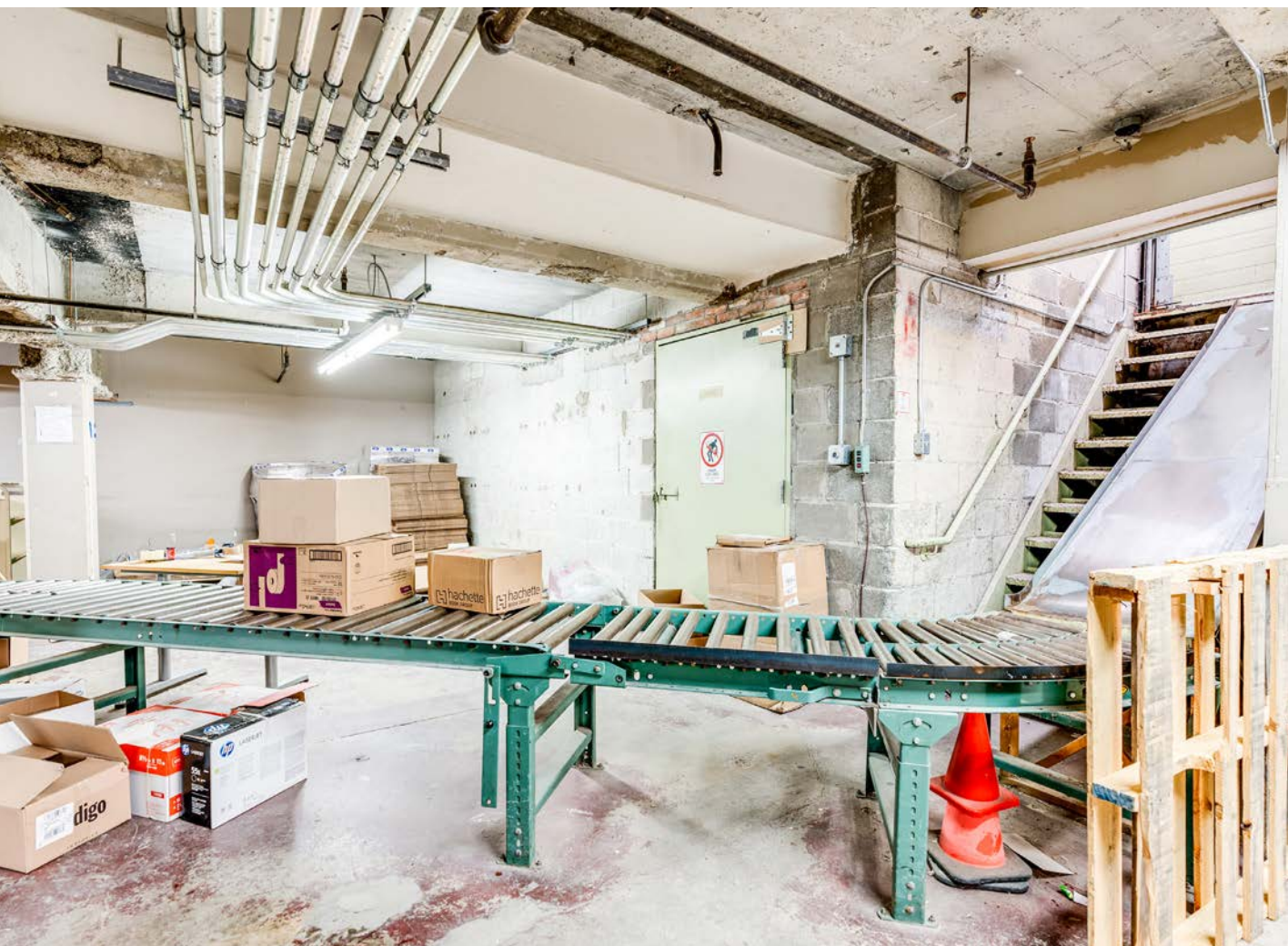
Sussex Street Entrance



Rideau Street Entrance



*Interior photos taken on September 23, 2022 - improvements will be removed.



BYWARD MARKET

The ByWard Market is Ottawa's premier shopping and lifestyle destination featuring attractive architecture and cobblestone squares located amidst an expansive retail bazaar. Located in the east-end of Downtown Ottawa, the ByWard Market is the epicenter of food, retail and entertainment for the Ottawa region. The market was originally established in 1826, beginning as an eclectic mix of open-air markets and stores surrounding the historic farmers markets and expanded into a retail destination spanning several city blocks.

The area, bordered by Sussex Drive to the west, Rideau Street to the south, King Edward Street to the east and St. Patrick Street to the north, boast the Ottawa region's most vibrant retail area supported by an extensive list of high caliber national retailers, restaurants, boutiques, night clubs and hotels. A pedestrian-friendly environment drives extensive foot traffic through the many streets of the ByWard Market, supporting strong retail performance and demand for new retail locations. In recent years the area has become the target of significant investment with landmark retail, hotels and residential developments reinvigorating the neighbourhood. The ByWard Market is truly the heart of culture and entertainment in Ottawa, offering a unique retail and lifestyle destination that continues to grow in popularity with residents and tourists alike.

RIDEAU CENTRE

Located across the street from 47 Rideau Street, the Rideau Centre is the largest indoor shopping mall in Ottawa with more than 1.5M square feet of retail amenities.



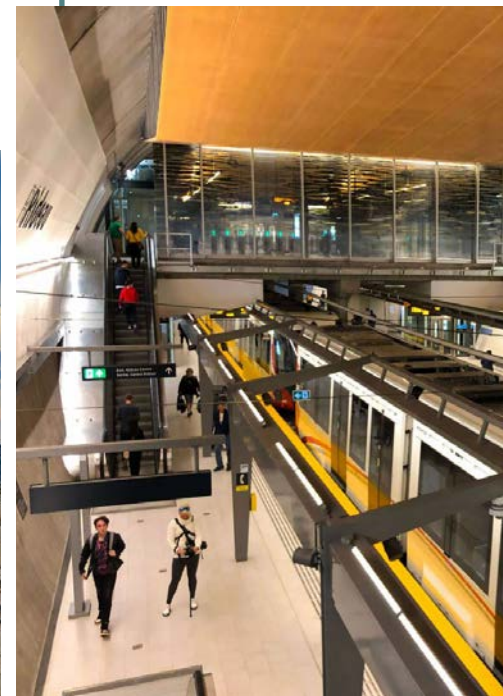
FAIRMONT CHÂTEAU LAURIER

As one of Canada's most recognized landmarks, Fairmont Château Laurier has been hosting guests for more than a century.



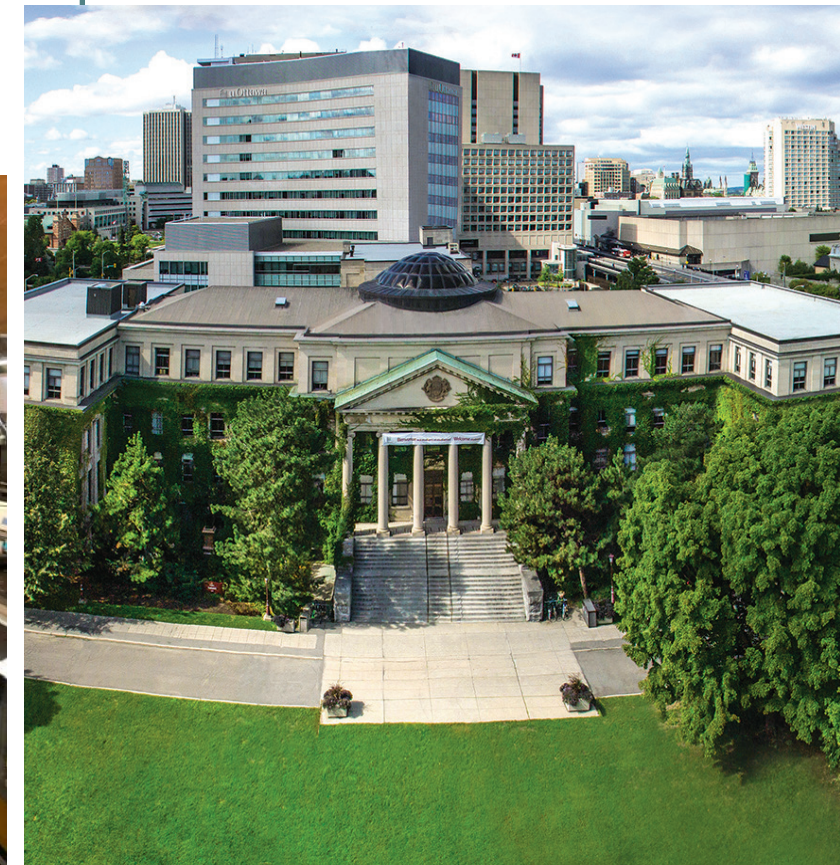
COMMUTERS DREAM

Located steps from Rideau LRT Station.



THE UNIVERSITY OF OTTAWA

The University of Ottawa is the largest English-French bilingual university in the world. The university enrolls over 43,000 full-time students.



Area Statistics

\$96,350

Average Household Income*

6.9%

Population Change (2020-2025)

233,433

Daytime Population*

37.1

Median Age*

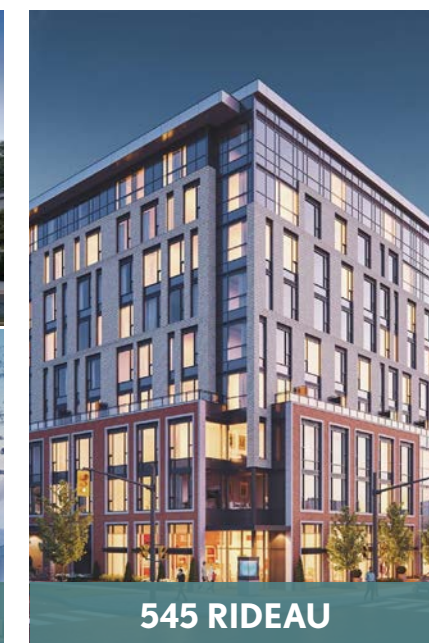
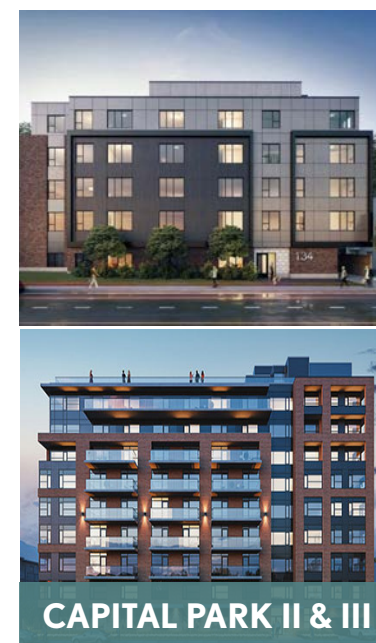
*Within 1km of 47 Rideau Street

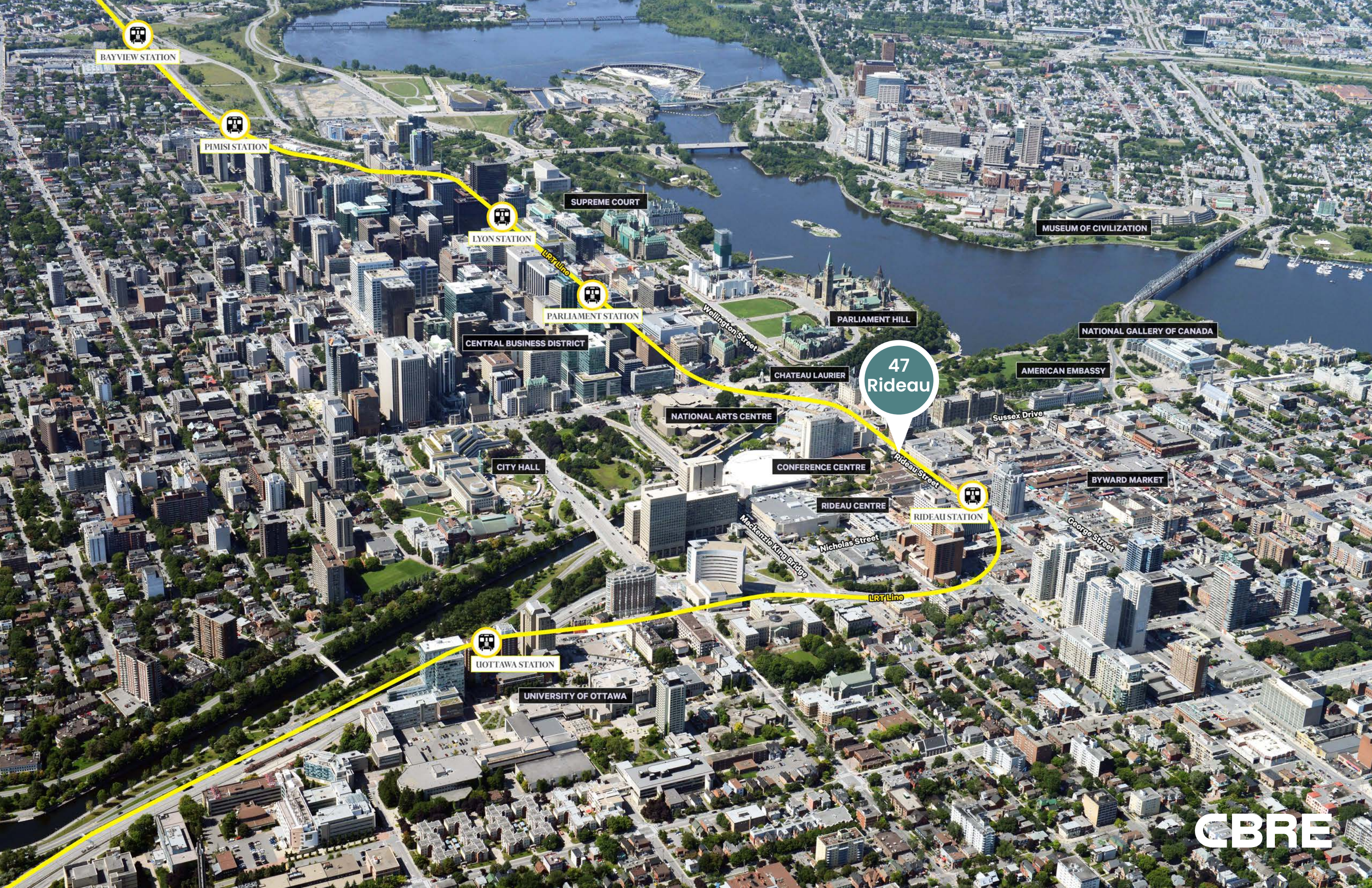
AT THE Epicentre OF A TRANSFORMING NODE

The ByWard Market / Lowertown area is one of Ottawa's most densely populated neighbourhoods and has evolved as one of Ottawa's prime condo markets, attracting many young professionals. Residents are drawn to this central location due to its proximity to Parliament Hill, the Central Business District, Confederation Park, Ottawa City Hall, the University of Ottawa, and the Rideau Centre.

Housing in the area is dominated mainly by new high-rise condominium buildings. The majority of these buildings feature 24-hour concierge service and recreational amenities. Condominium construction in this area has increased significantly in the past decade and the majority of condominiums in the area are less than 10 years old. A focus on urban intensification and transit-oriented development continues to drive significant residential condominium development throughout the City, leading to rapid gentrification and redevelopment of existing street-front retail, deteriorating commercial buildings and underutilized land.

With declining inventories of active condo projects and only a few new projects underway in downtown Ottawa, upward pressure on unit pricing is anticipated. Given its exceptional location, transportation accessibility and proximity to amenities, 47 Rideau Street would be the perfect location for this leasing opportunity.





BAYVIEW STATION

PIMISI STATION

LYON STATION

PARLIAMENT STATION

CENTRAL BUSINESS DISTRICT

CITY HALL

UOTTAWA STATION

SUPREME COURT

NATIONAL ARTS CENTRE

UNIVERSITY OF OTTAWA

47
Rideau

RIDEAU STATION

MUSEUM OF CIVILIZATION

PARLIAMENT HILL

NATIONAL GALLERY OF CANADA

AMERICAN EMBASSY

CHATEAU LAURIER

CONFERENCE CENTRE

BYWARD MARKET

RIDEAU CENTRE

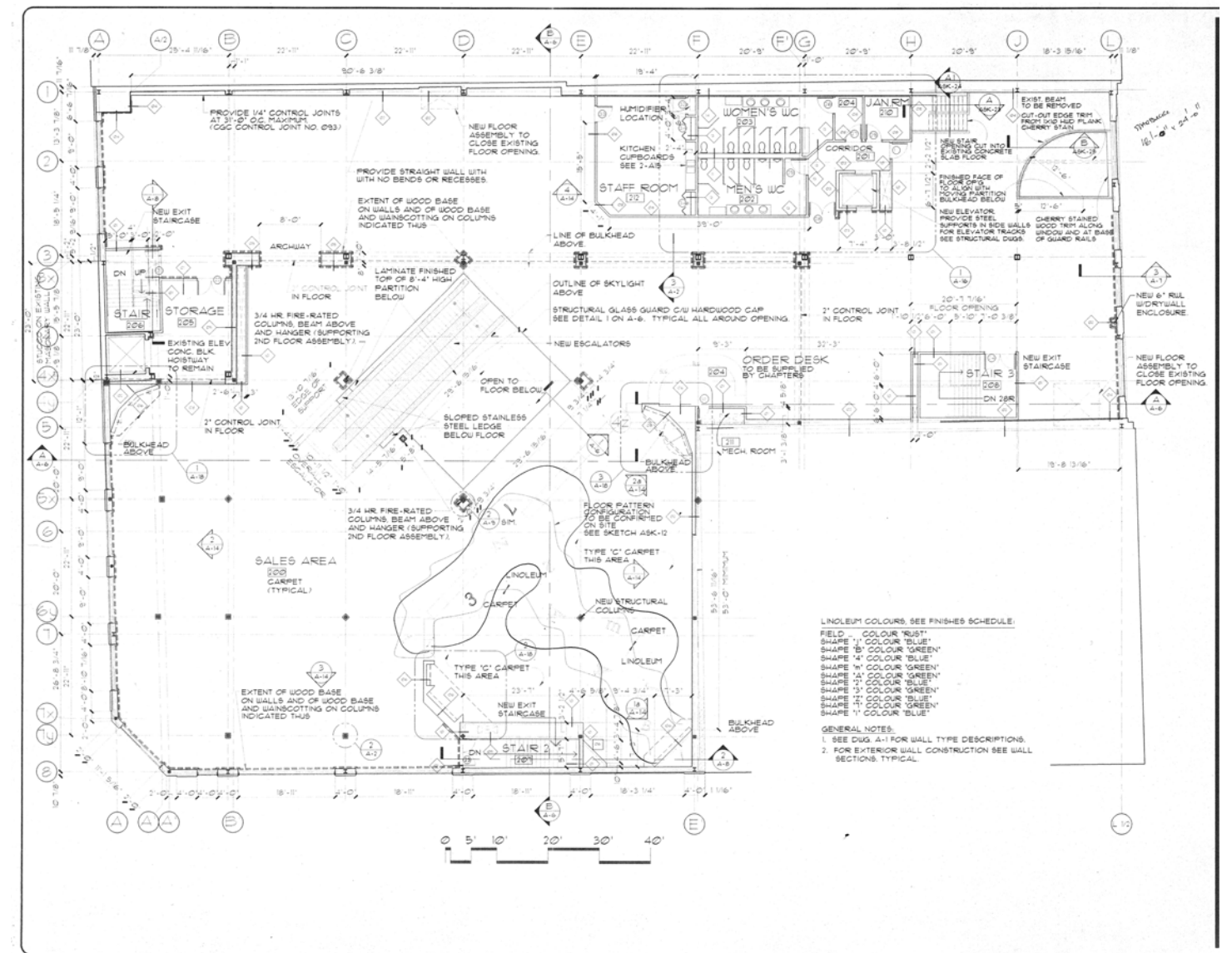
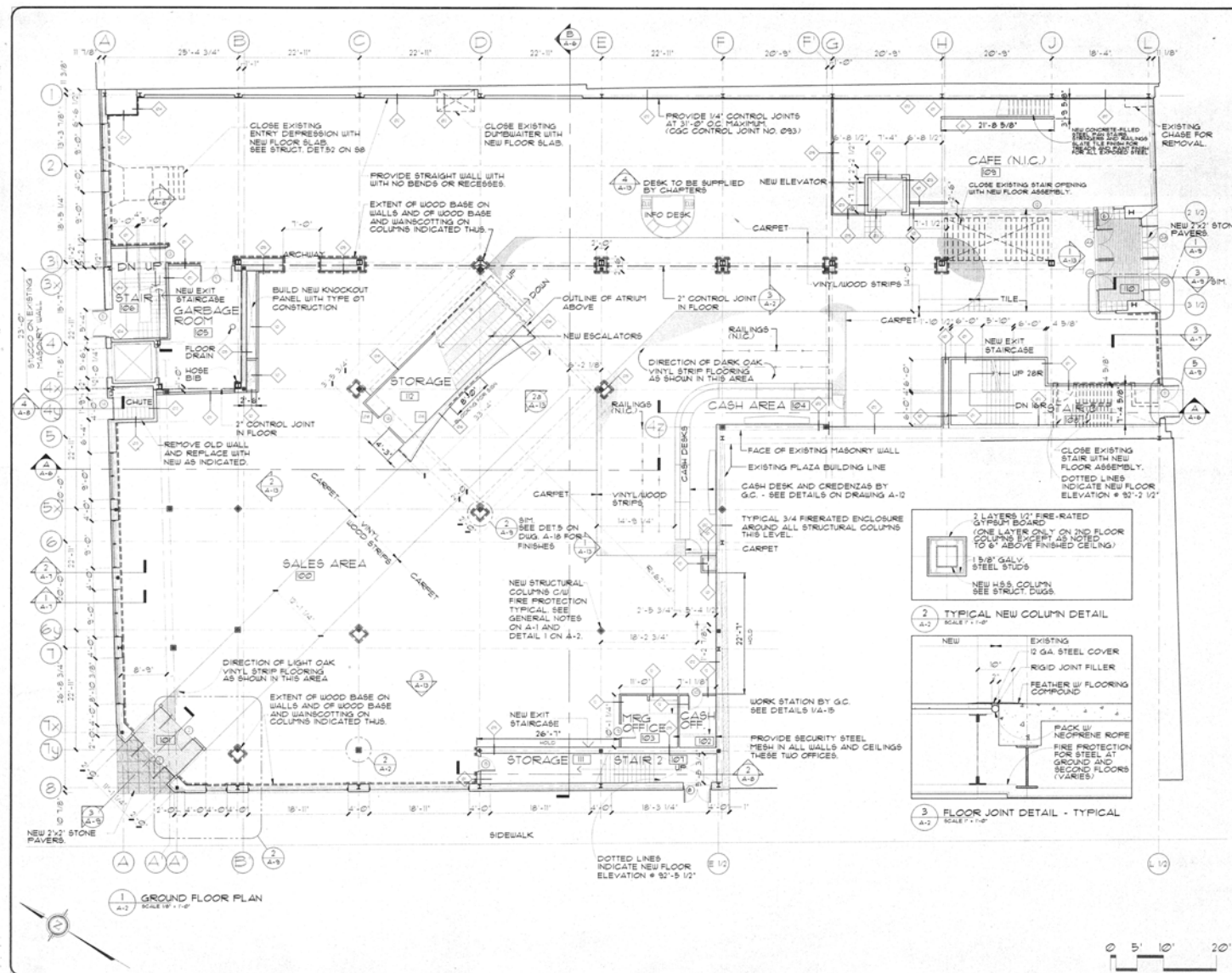
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GROUND FLOOR

21,333 SF

SECOND FLOOR

21,333 SF





FOR MORE INFORMATION

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