

FOR LEASE: Prime Retail

29 Beechwood Ave., Ottawa, ON



DESCRIPTION:

- ✓ One retail opportunity available left at the ground floor retail development under Minto's high profile condominium located at the corner of Beechwood Avenue and Mackay Street, in New Edinburgh, one of Ottawa's historic, highly sought after, and high-end neighbourhoods.
- ✓ Opportunity to join AAA covenant tenants LCBO, Bank of Montreal, and Starbucks. Close to Guardian Pharmacy, Anytime Fitness, Metro, Shell, Clocktower, Scone Witch, Quickie.
- ✓ Unit boasts tall ceilings and large display windows fronting on Beechwood Avenue. Potential to be subdivided. High traffic, walkable area with great visible signage in a busy and high density affluent area close to downtown Ottawa with excellent access to public transportation.

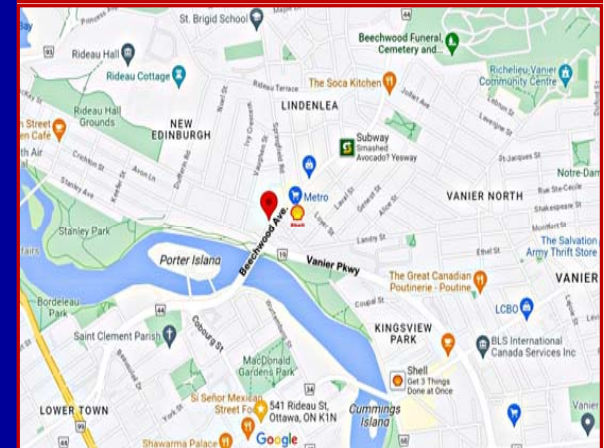
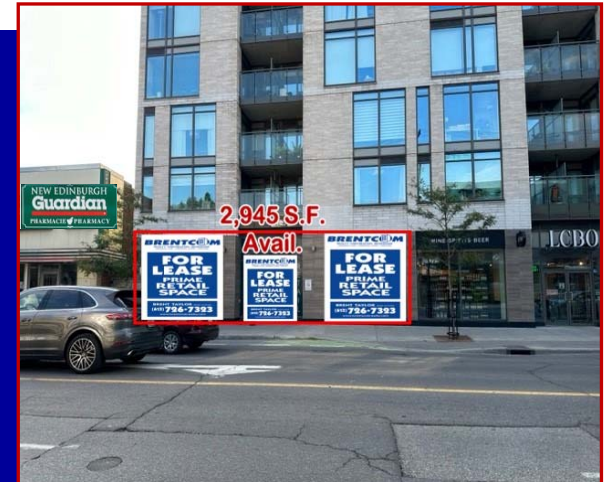
SPACE AVAILABLE:

- ✓ **Unit D: 2,945 square feet total available:**
 - ✓ Asking Minimum Rent: \$25.00 per square foot per annum net.
- ✓ **Demising Options:**
 - ✓ Unit D(1): Approximately 1,445 square feet.
 - ✓ Unit D(2): Approximately 1,500 square feet.

NOTE: Demised Rental rates for split space to be determined.

OPERATING COSTS:

- ✓ \$19.07 per square foot per annum (estimate).
- ✓ [Realty Tax: \$14.17 p.s.f.; CAM: \$4.90 p.s.f. (includes Water). Hydro and Gas separately metered.]



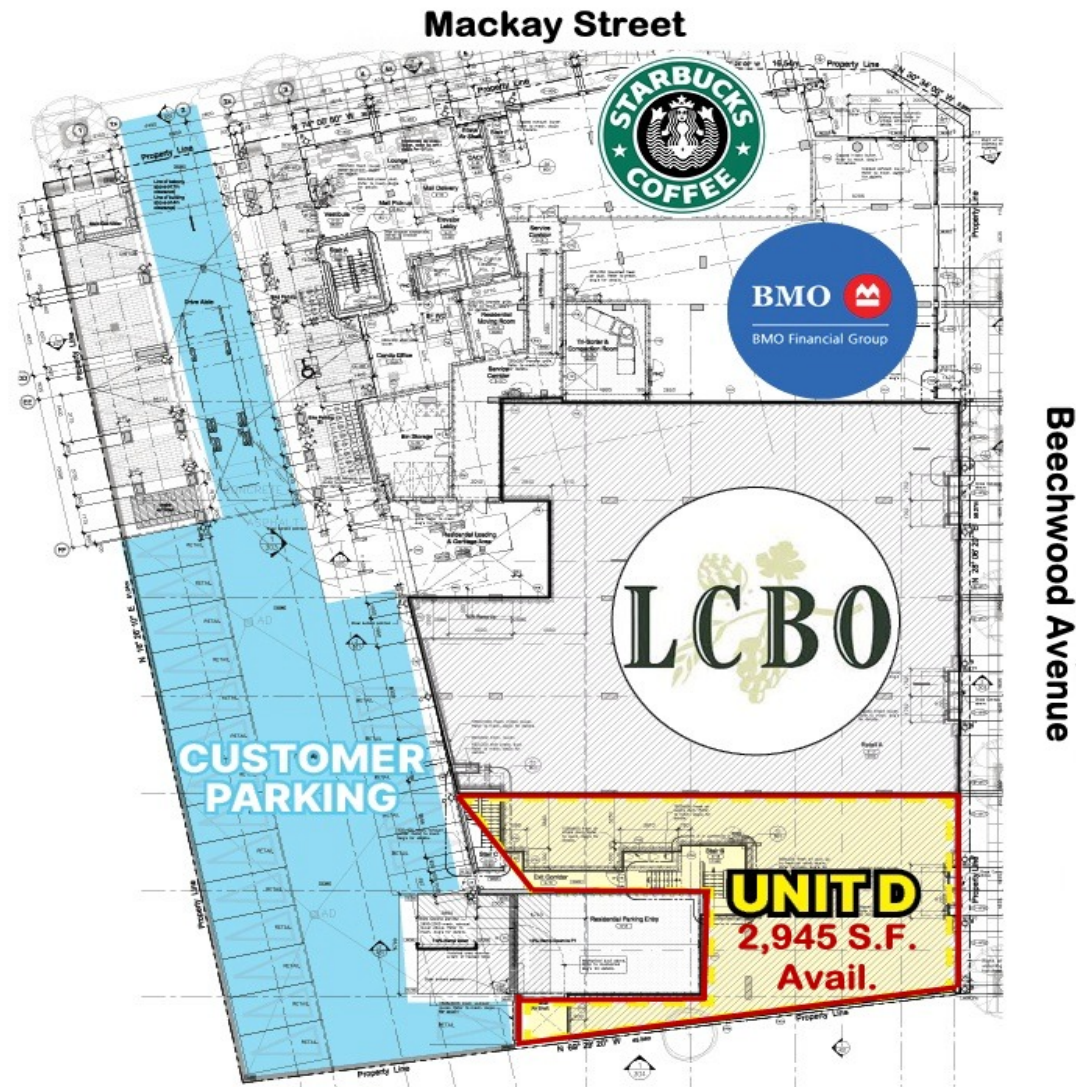
For more information please contact:

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BRENTCOM REALTY CORPORATION, BROKERAGE
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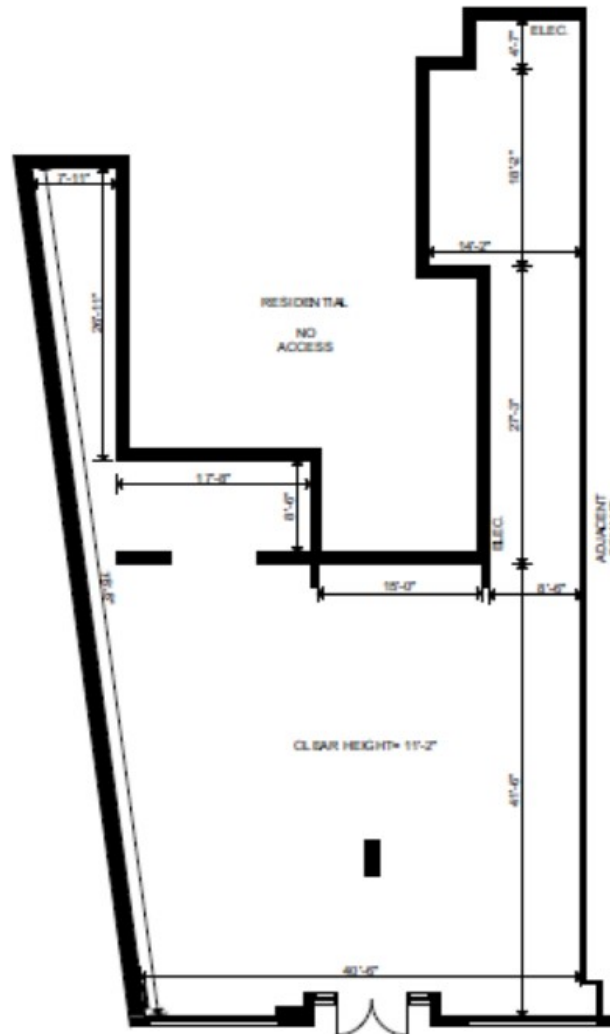


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**FLOOR
PLAN**
Unit D
2,945 S.F.



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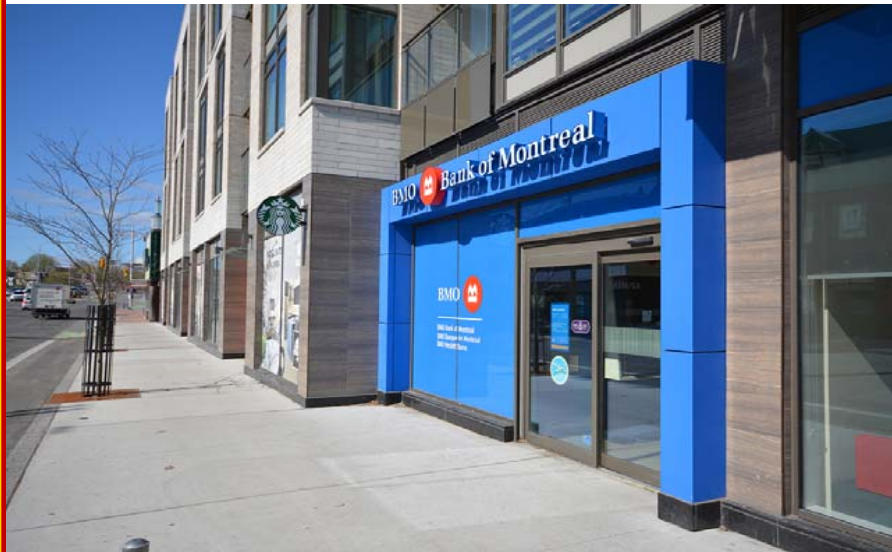
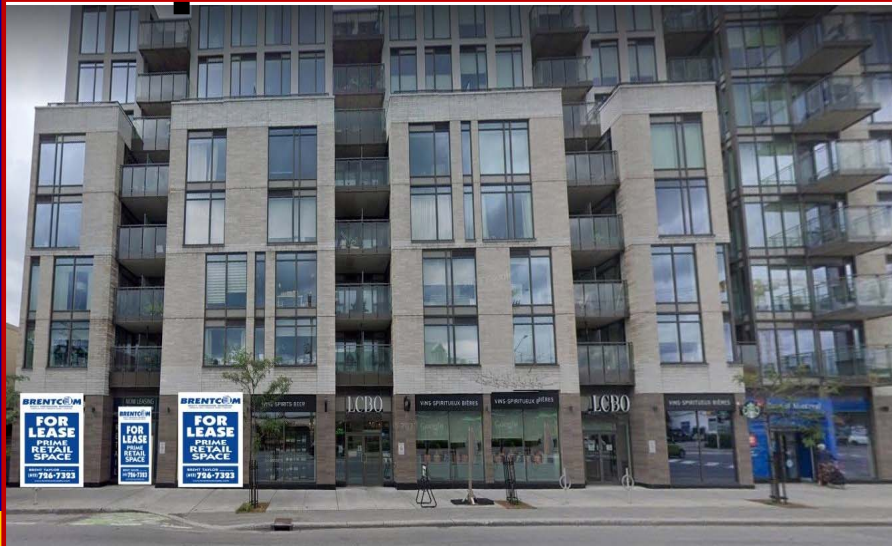


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