

FOR LEASE

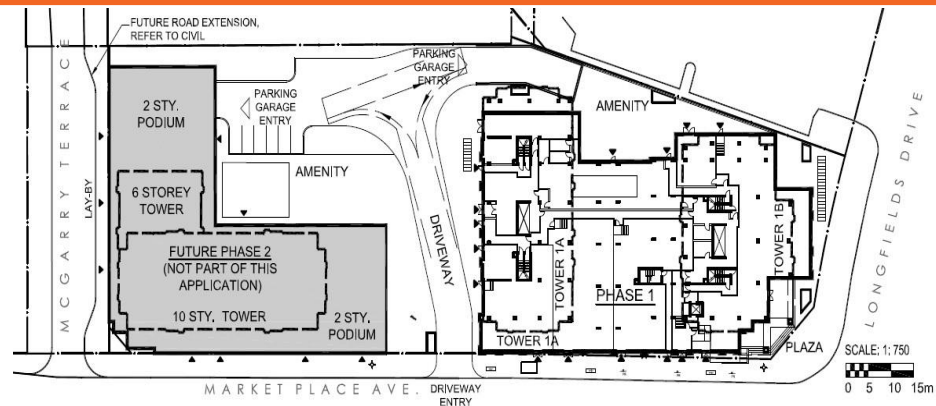
CDNGLOBAL[®]

150 MARKETPLACE AVENUE | UNIT #1
(BARRHAVEN) NEPEAN, ON



PROPERTY OVERVIEW

ADDRESS	#1, 150 Marketplace Avenue, Ottawa, ON, K2J 6V2
AVAILABILITY	Second Quarter, 2024
SQUARE FOOTAGE	5,737.24 (may possibly be split)
ZONING	MC(2573)
TERM	5 - 10 Years
PARKING	80 underground commercial parking spaces on an hourly or monthly basis. (TBC)
NET RENTAL RATE	\$35.00 per sq. ft.
OPERATING COSTS	\$15.00 per sq. ft. (plus utilities)



PROPERTY DETAILS

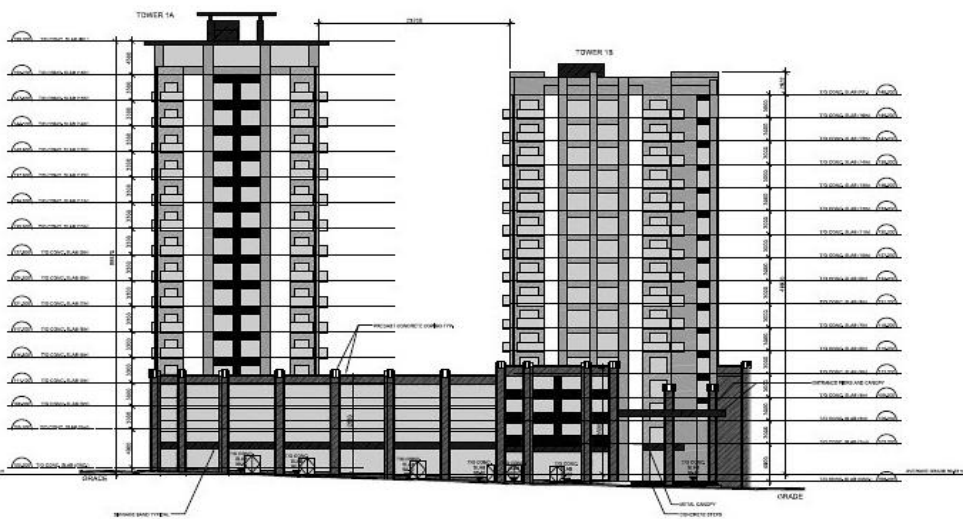
CDN GLOBAL (OTTAWA) LTD. is pleased to present the opportunity to lease ground floor retail space in a brand-new high-rise residential building in Nepean's Barrhaven Area.

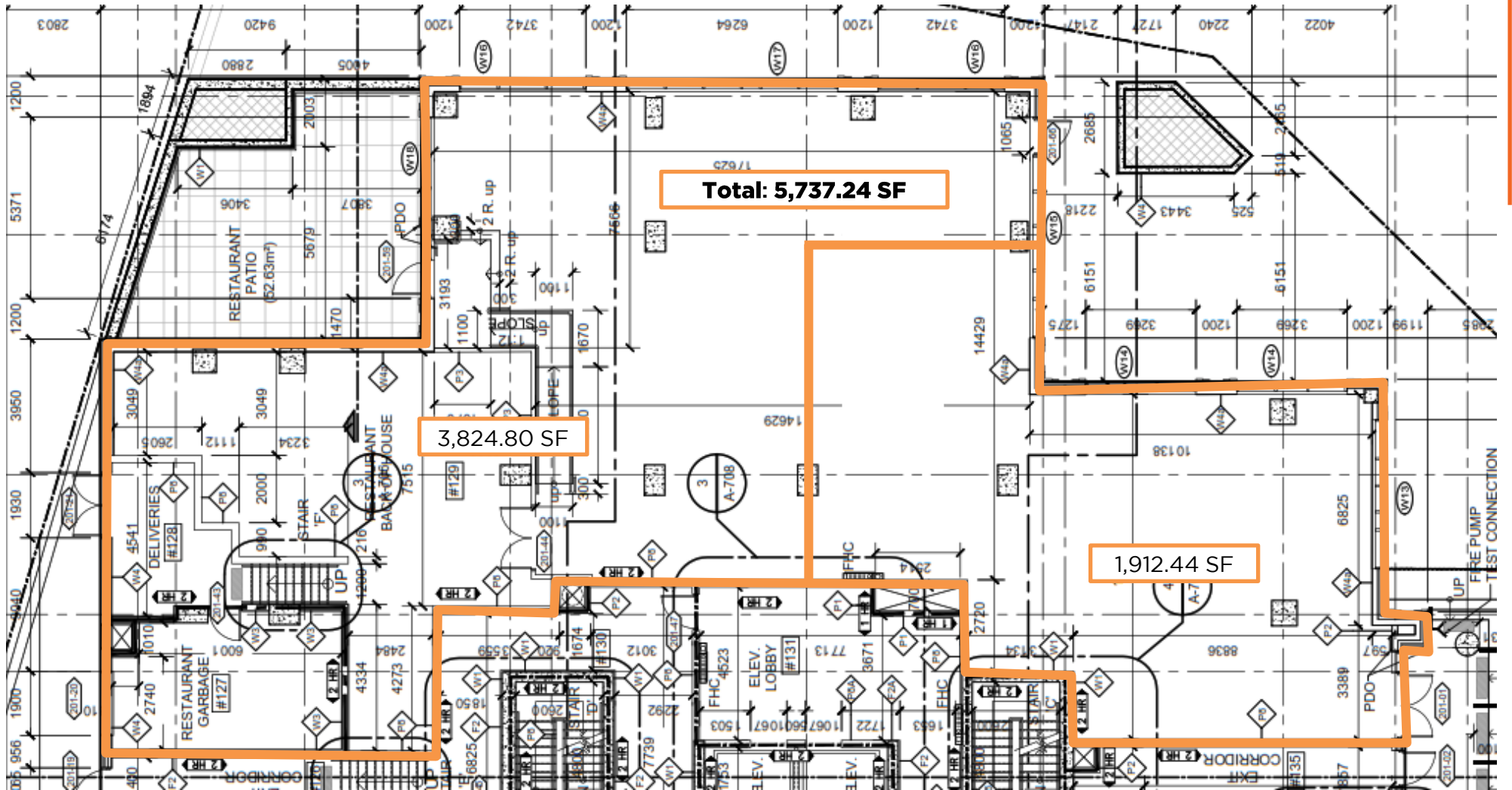
Haven Tower, located at 150 Marketplace Avenue, is a sixteen and seventeen (16 & 17) storey residential rental building with retail or restaurant potential on the ground floor. The available space is approximately 5,737.24 square feet.

Conveniently located just south of the intersection of Strandherd Drive and Longfields Drive, next to the Chapman Mills Marketplace. Walmart, Loblaws, and multiple retail businesses are close by. Other retail business in Haven Tower includes a wellness spa, pharmacy/ walk- in medical clinic and optical shop. Anticipated possession date is mid 2024.

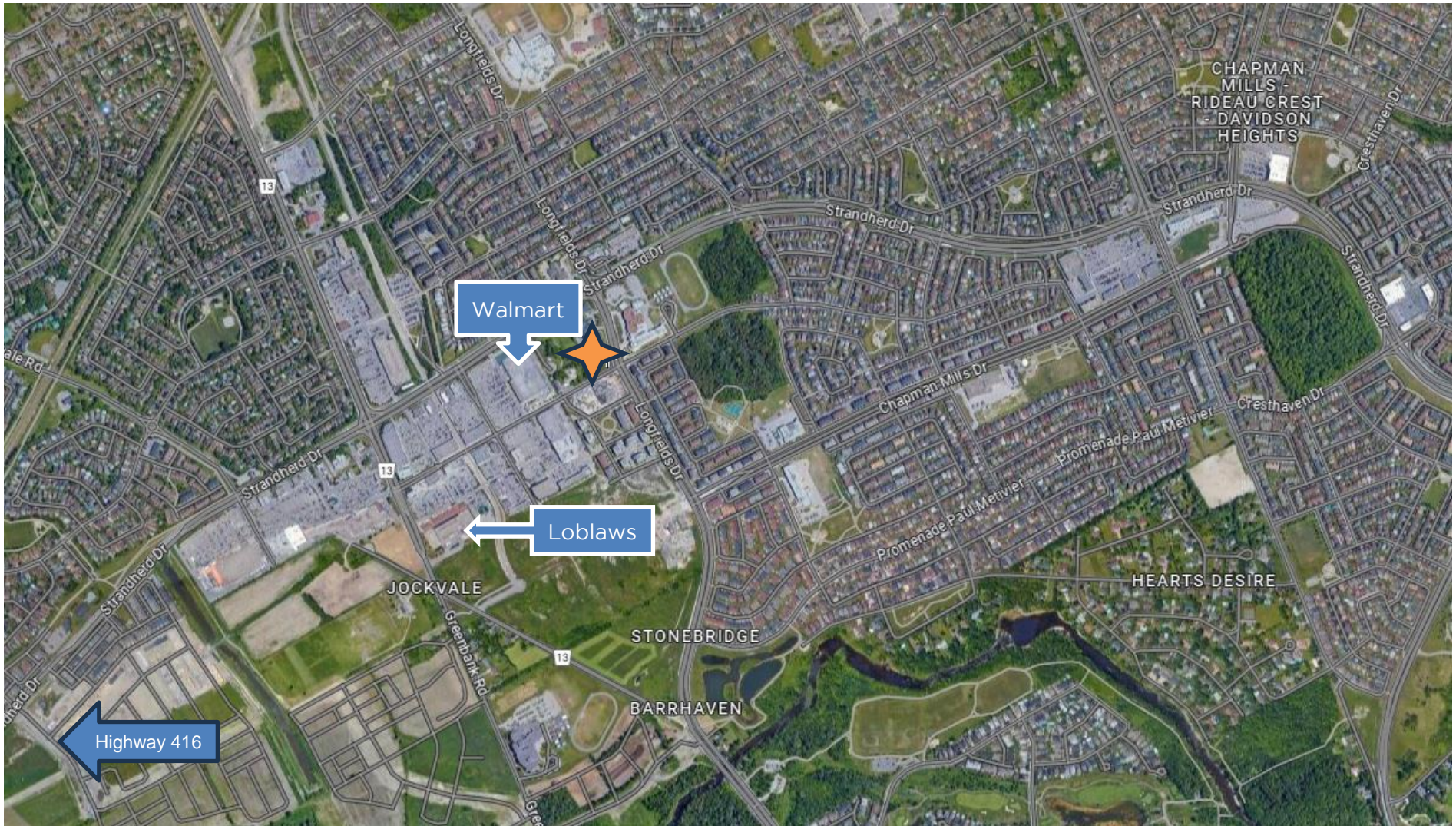
DEMOGRAPHICS

Radius	2 KMS	5 KMS	10 KMS
Population (2023)	44,591	114,361	260,584
Population (2028)	51,614	133,637	299,516
Population (2033)	58,003	151,022	334,441
Projected Annual Growth 2023-2028	3.2%	3.4%	3.0%
Median Age	36.9	37.2	38.6
Average Household Income	\$126,466	\$138,888	\$129,577





LOCATION



CDNGLOBAL[®]

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