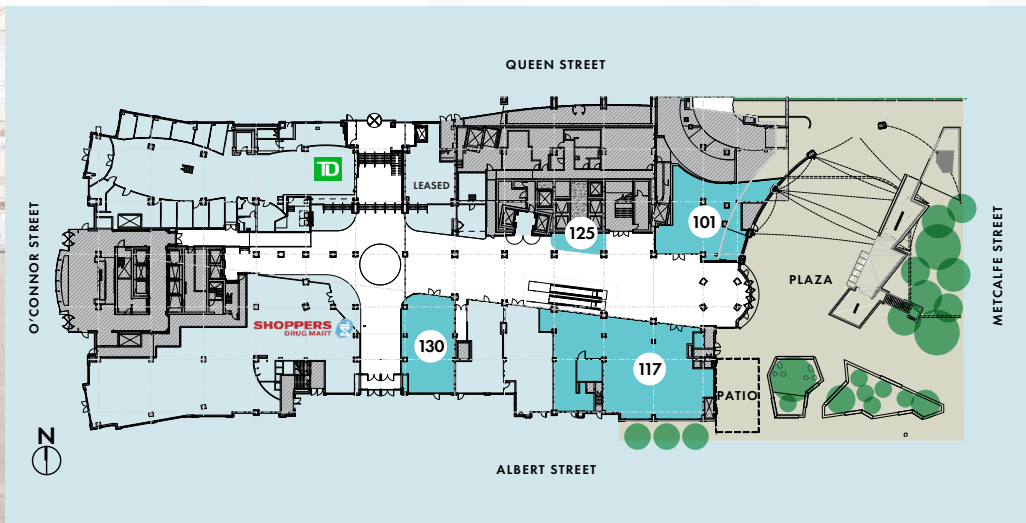


Be Part of the Transformation

LEVEL 1 - Ground Floor Premier Retail Opportunities



As our dynamic transformation turns this legendary downtown destination into a mindfully modern, all-day place where people can work, meet, dine, gather, connect and engage, we want you to be a part of it. With premier retail and food court spaces available, this is a tremendously exciting opportunity to locate your business in **Ottawa's most vibrant, dynamic commercial location at the very heart of the downtown core.**

FAST FACTS

- 41 office/15 retail tenants
- 650,000 SF office space
- 35,000 SF retail space
- High visibility **pylon signage** opportunities at Queen Street, Albert Street, and the Plaza
- **Popular destination** for neighbouring tenants & tourists
- **New and modern food court** with excellent visibility to the new transformed outdoor Plaza
- **LRT foot traffic** from Parliament Station
- One of the **largest public parking** lots in Ottawa's downtown core

AVAILABILITY

- Unit 101** 2,070 SF Prominent corner, adjacent to the newly renovated outdoor Plaza
- Unit 117** 4,632 SF Anchor restaurant, connected to outdoor Plaza with available patio space
- LEASED Unit 120** 1,415 SF ~~Prominent corner, located next to the main Queen Street entrance w/high foot traffic~~
- Unit 125** 337 SF Quick service retail
- Unit 130** 1,688 SF Prominent corner next to the busy Albert Street entrance w/ high foot traffic

LOCATION

- 111 Albert Street**
- Anchoring two of the largest office towers in the downtown core
- Prominently and conveniently located in the heart of Ottawa's downtown core
- Steps to the new LRT station and Parliament Hill

Unit 101

Level 1 - Retail

2,070 SF

AVAILABLE NOW



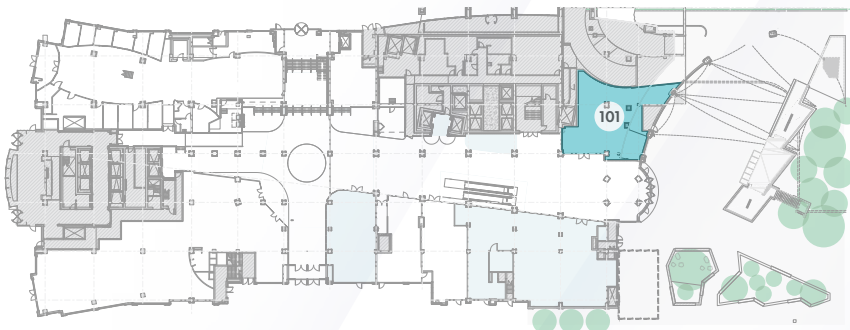
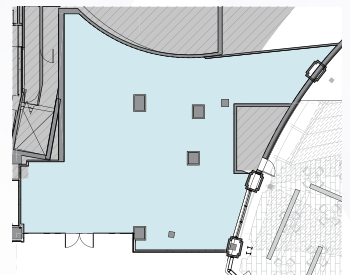
* Renders are for visioning purposes only.

KEY FEATURES

- Located at a key entrance to the building and adjacent to the Plaza
- Windows overlooking the Plaza
- Public parking available
- High foot traffic location

RENTAL RATES

- Basic Rental Rate:
\$40–\$45 PSF
- Additional Rental Rate:
\$32.92 PSF – 2025 estimate



Leasing Inquiries:

Meghan Stuart

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Unit 117

Level 1 - Ground Floor Restaurant

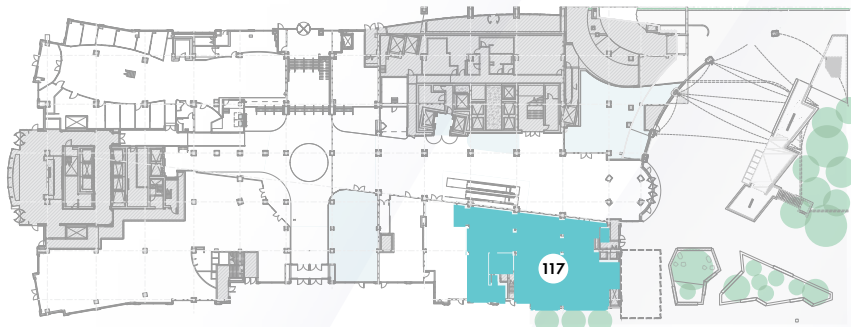
4,632 SF

AVAILABLE NOW



KEY FEATURES

- Important part of the revitalized and transformed courtyard
- Great visibility from Metcalfe and Albert Streets
- Located at a key entrance to the building
- Public parking available for diners
- Ability to do a take-out window to serve clients in the building
- Patio opportunity



• Renders are for visioning purposes only.



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Unit 117

Level 1 - Ground Floor Restaurant

4,632 SF

AVAILABLE NOW

SPECS

- Underground loading dock: 12'6" High, 26" Long
- Deliveries through loading dock to retail freight
- Hours of operation TBD
- Electrical: One main electrical 150 Amp, 600 volts, 3-phase, 3-wire service
- Plumbing capped
- Venting is capped
- Patio opportunity
- Waste disposal via retail freight elevator

RENTAL RATES

- Basic Rental Rate: \$40-\$45 PSF
- Additional Rental Rate: \$32.92 PSF – 2025 estimate

Leasing Inquiries:

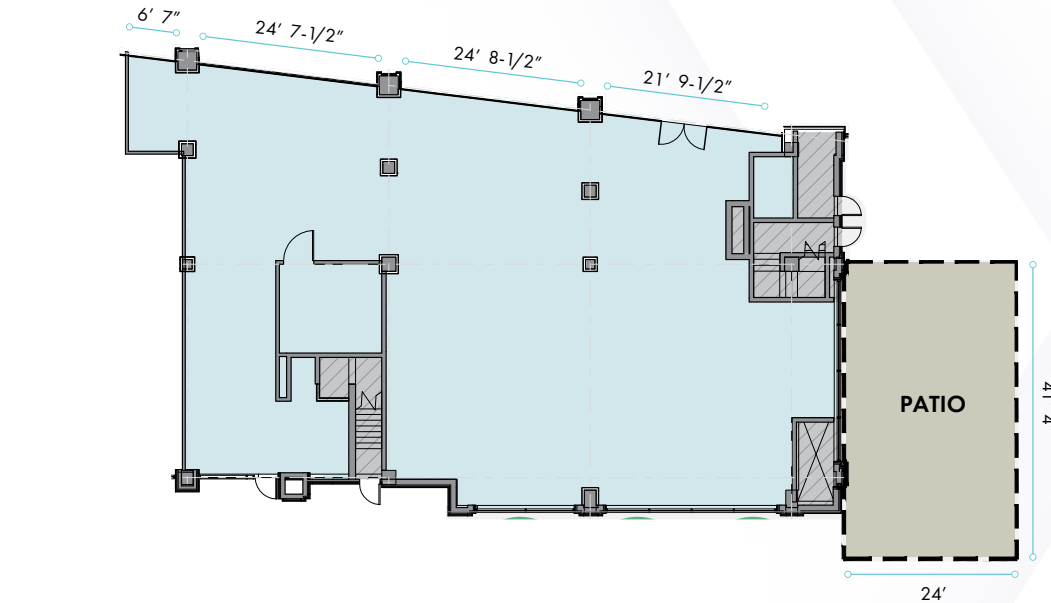
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Unit 125

Level 1 - Quick Service Retail

337 SF

AVAILABLE NOW



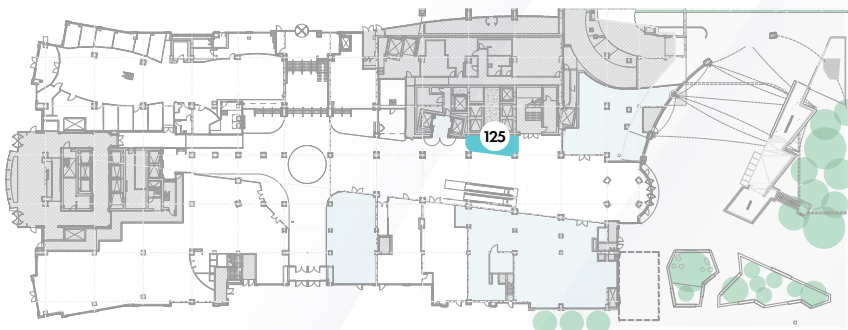
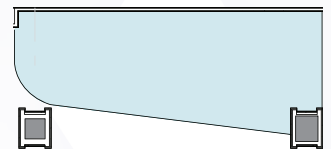
• Renders are for visioning purposes only.

KEY FEATURES

- Quick service retail
- Located at a key entrance to the building and adjacent to the Plaza
- High visibility
- High foot traffic location

RENTAL RATES

- Basic Rental Rate:
\$45-\$50 PSF
- Additional Rental Rate:
\$32.92 PSF – 2025 estimate



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Unit 130

Level 1 - Retail

1,688 SF

AVAILABLE NOW

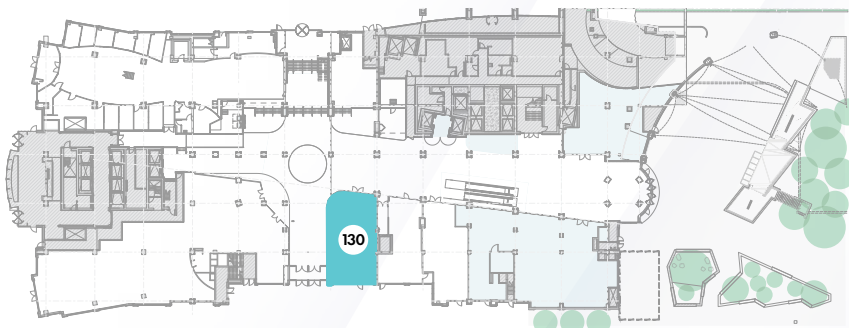
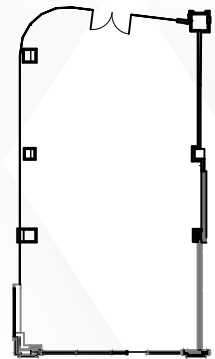


KEY FEATURES

- Prominent corner location
- Located next to Albert Street entrance
- Public parking available
- High foot traffic location

RENTAL RATES

- Basic Rental Rate: \$40-\$45 PSF
- Additional Rental Rate: \$32.92 PSF – 2025 estimate



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