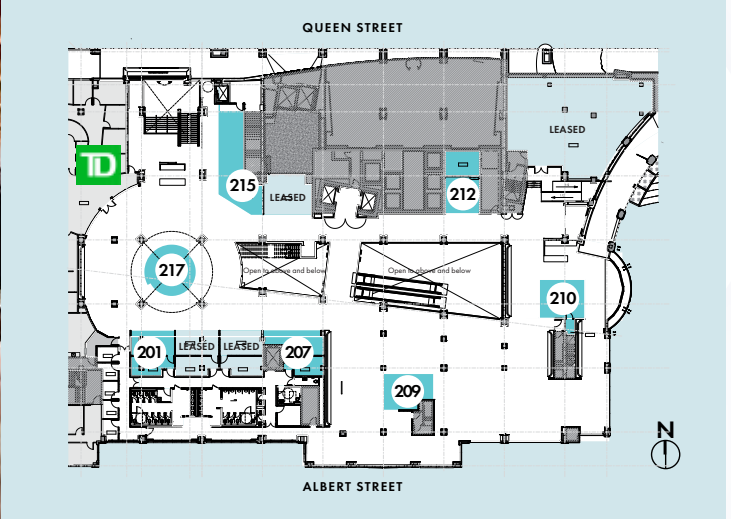


# Be Part of the Transformation

## LEVEL 2 - Food Court & Retail Opportunity



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.**

### AVAILABILITY

|        |                 |                 |                      |
|--------|-----------------|-----------------|----------------------|
|        | <b>Unit 201</b> | <b>380 SF</b>   | Vented               |
| LEASED | <b>Unit 203</b> | <b>383 SF</b>   | Vented               |
| LEASED | <b>Unit 205</b> | <b>383 SF</b>   | Vented               |
|        | <b>Unit 207</b> | <b>421 SF</b>   | Vented               |
|        | <b>Unit 209</b> | <b>354 SF</b>   | Vented               |
|        | <b>Unit 210</b> | <b>395 SF</b>   | Non-Vented           |
|        | <b>Unit 212</b> | <b>449 SF</b>   | Non-Vented           |
| LEASED | <b>Unit 214</b> | <b>395 SF</b>   | Vented               |
|        | <b>Unit 215</b> | <b>887 SF</b>   | Vented               |
|        | <b>Unit 217</b> | <b>435 SF</b>   | Non-Vented           |
| LEASED | <b>Unit 218</b> | <b>2,474 SF</b> | Wellness/Retail Unit |

\*All areas subject to measurement

### FAST FACTS

- **46 office/9 retail tenants**
- **650,000 SF** office space
- **35,000 SF** retail space
- **Signage on Queen Street** identifying Food Court tenants
- One of the **largest public parking** lots in Ottawa's downtown core
- **New and modern food court** with excellent visibility to the new transformed outdoor Plaza
- **Popular destination** for neighbouring tenants & tourists
- **LRT foot traffic** from Parliament Station

### 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 201

Level 2 - Food Court

## 380 SF

AVAILABLE NOW



• Renders are for visioning purposes only.

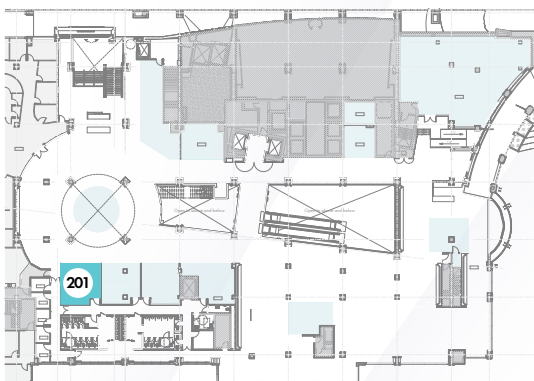
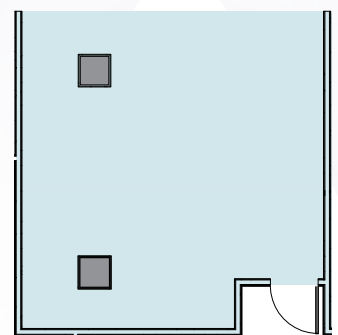
### KEY FEATURES

- Vented unit
- Excellent access from Queen Steet retail entrance
- Delivered in base building condition, ready to receive tenant fit-up
- +/-550 food court seating

### RENTAL RATES

- Basic Rental Rate: \$55-\$60 PSF
- Additional Rental Rate: \$72.44 PSF – 2026 estimate

19' 11-1/2"



### Leasing Inquiries:

**Stephanie Thompson**

Director, Leasing / Sales Representative  
QuadReal Property Group, Brokerage

T 613 690 7394

E [Stephanie.Thompson@quadreal.com](mailto:Stephanie.Thompson@quadreal.com)



# Unit 207

Level 2 - Food Court

## 421 SF

AVAILABLE NOW



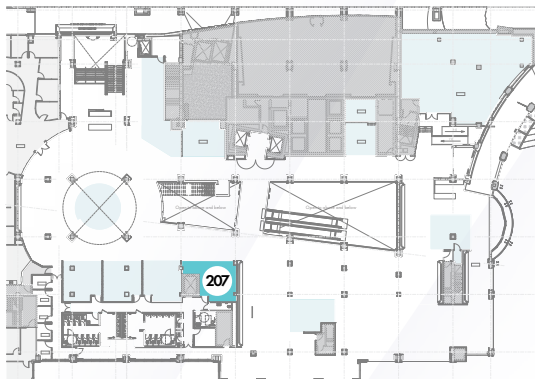
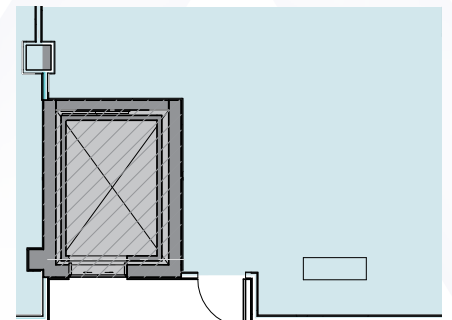
• Renders are for visioning purposes only.

### KEY FEATURES

- Vented unit
- Excellent access from Queen Steet retail entrance
- Delivered in base building condition, ready to receive tenant fit-up
- +/-550 food court seating

### RENTAL RATES

- Basic Rental Rate: \$55-\$60 PSF
- Additional Rental Rate: \$72.44 PSF – 2026 estimate



### Leasing Inquiries:

**Stephanie Thompson**

Director, Leasing / Sales Representative  
QuadReal Property Group, Brokerage

T 613 690 7394

E [Stephanie.Thompson@quadreal.com](mailto:Stephanie.Thompson@quadreal.com)



# Unit 209

Level 2 - Food Court

## 354 SF

AVAILABLE NOW



• Renders are for visioning purposes only.

### KEY FEATURES

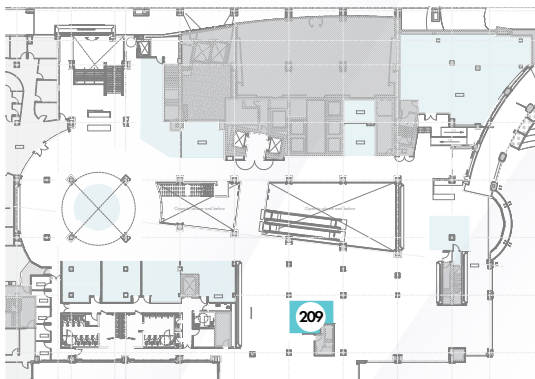
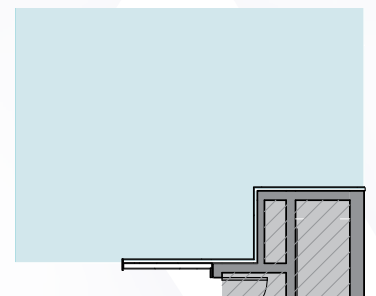
- Vented unit
- Stand alone unit located at the top of retail escalators
- Unique branding opportunity
- Delivered in Base building condition, ready to receive tenant fit-up
- +/- 550 food court seating

### RENTAL RATES

- Basic Rental Rate: \$35–\$38 PSF
- Additional Rental Rate: \$72.44 PSF – 2026 estimate

+/- 23' 3"

+/- 17'



## Leasing Inquiries:

### Stephanie Thompson

Director, Leasing / Sales Representative  
QuadReal Property Group, Brokerage

T 613 690 7394

E [Stephanie.Thompson@quadreal.com](mailto:Stephanie.Thompson@quadreal.com)



# Unit 210

Level 2 - Food Court

## 395 SF

AVAILABLE NOW



• Renders are for visioning purposes only.

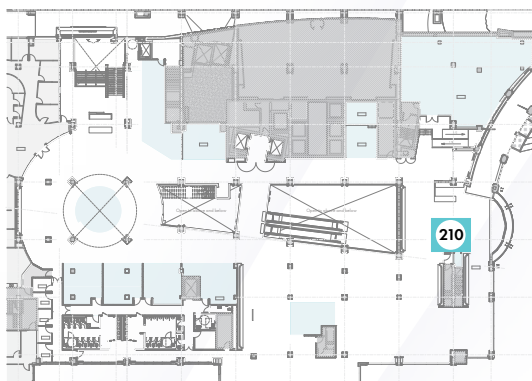
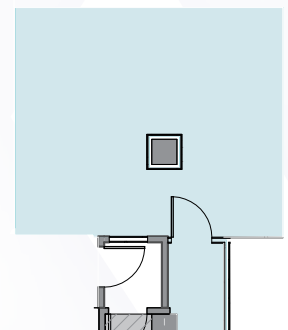
### KEY FEATURES

- Non-vented unit
- Optimally located near the Plaza entrance with access from retail escalators and Plaza entrance
- Delivered in Base building condition, ready to receive tenant fit-up
- +/- 550 food court seating

### RENTAL RATES

- Basic Rental Rate:  
\$35-\$38 PSF
- Additional Rental Rate:  
\$72.44 PSF – 2026 estimate

+/- 20' 11"



## Leasing Inquiries:

**Stephanie Thompson**

Director, Leasing / Sales Representative  
QuadReal Property Group, Brokerage

T 613 690 7394

E [Stephanie.Thompson@quadreal.com](mailto:Stephanie.Thompson@quadreal.com)



# Unit 212

Level 2 - Food Court

## 449 SF

AVAILABLE NOW



• Renders are for visioning purposes only.

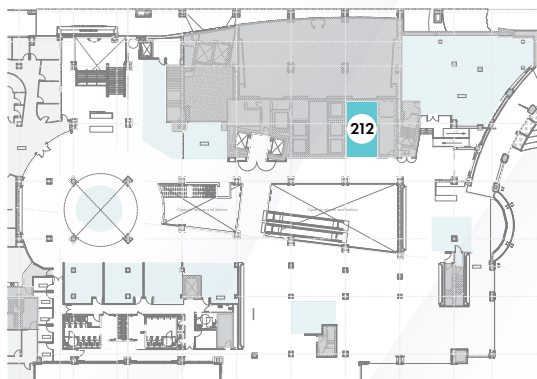
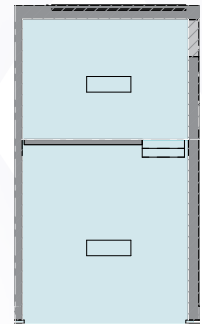
### KEY FEATURES

- Non-vented unit
- Nicely located near the Plaza entrance with access from retail escalators and Plaza entrance
- Delivered in Base building condition, ready to receive tenant fit-up
- +/- 550 food court seating

### RENTAL RATES

- Basic Rental Rate: \$35-\$38 PSF
- Additional Rental Rate: \$72.44 PSF – 2026 estimate

+/- 15' 11"



## Leasing Inquiries:

### Stephanie Thompson

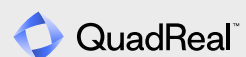
Director, Leasing / Sales Representative  
QuadReal Property Group, Brokerage

T 613 690 7394

E Stephanie.Thompson@quadreal.com



WorldExchangePlaza.com



# Unit 215

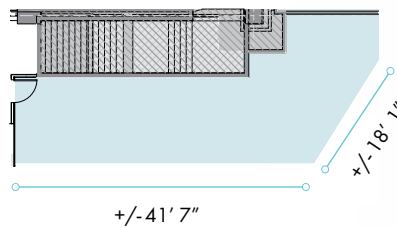
Level 2 - Food Court

## 887 SF

AVAILABLE NOW



• Renders are for visioning purposes only.

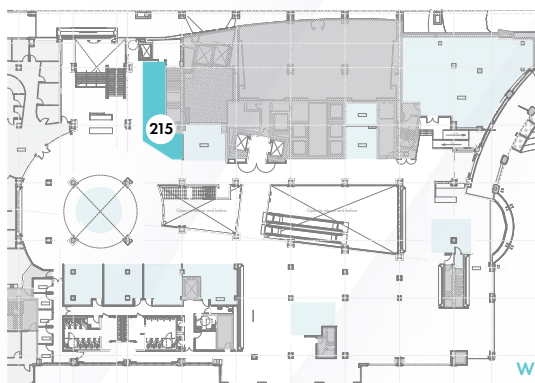


### KEY FEATURES

- Vented unit
- Prime location adjacent to Queen Street retail entrance
- Smaller restaurant opportunity, with integrated seating
- Delivered in Base building condition, ready to receive tenant fit-up
- +/- 550 food court seating

### RENTAL RATES

- Basic Rental Rate: \$38-\$42 PSF
- Additional Rental Rate: \$72.44 PSF – 2026 estimate



WorldExchangePlaza.com

## Leasing Inquiries:

**Stephanie Thompson**

Director, Leasing / Sales Representative  
QuadReal Property Group, Brokerage

T 613 690 7394

E [Stephanie.Thompson@quadreal.com](mailto:Stephanie.Thompson@quadreal.com)



# Unit 217

Level 2 - Food Court

## 435 SF

AVAILABLE NOW



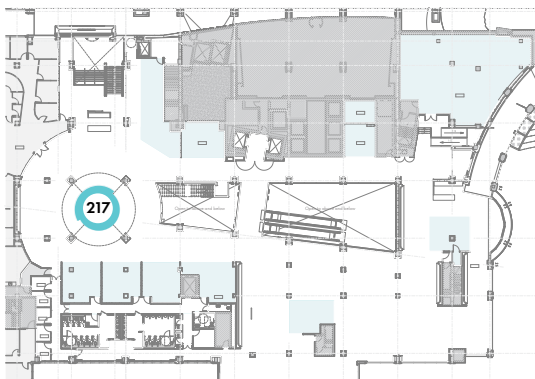
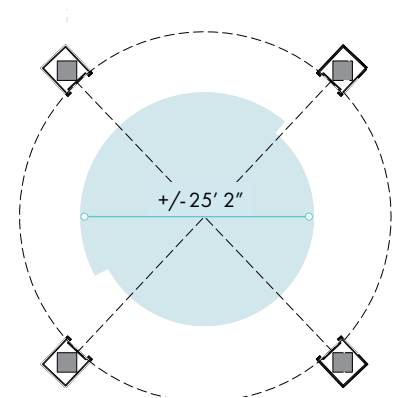
• Renders are for visioning purposes only.

### KEY FEATURES

- Non-vented unit
- Front and centre food court location with excellent access from Queen Street retail entrance
- Delivered in Base building condition, ready to receive tenant fit-up
- +/- 550 food court seating

### RENTAL RATES

- Basic Rental Rate: \$35-\$38 PSF
- Additional Rental Rate: \$72.44 PSF – 2026 estimate



WorldExchangePlaza.com

## Leasing Inquiries:

**Stephanie Thompson**

Director, Leasing / Sales Representative  
QuadReal Property Group, Brokerage

T 613 690 7394

E [Stephanie.Thompson@quadreal.com](mailto:Stephanie.Thompson@quadreal.com)

