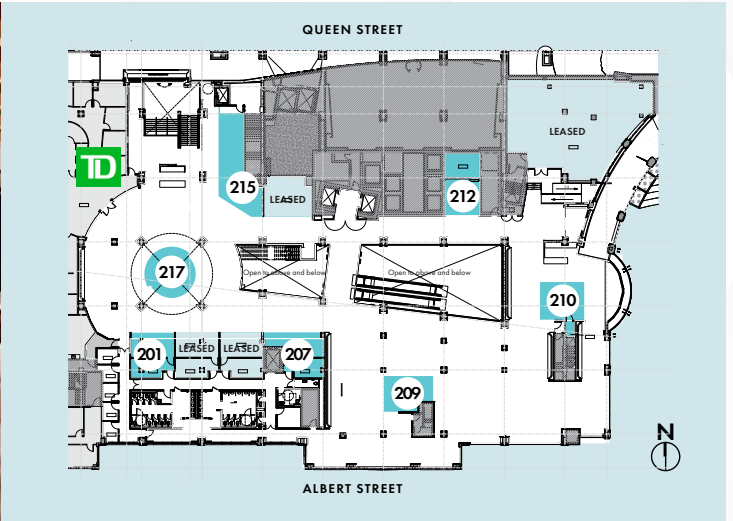


Be Part of the Transformation

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.**

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

AVAILABILITY

	Unit 201	427 SF	Vented
LEASED	Unit 203	383 SF	Vented
LEASED	Unit 205	383 SF	Vented
	Unit 207	429 SF	Vented
	Unit 209	322 SF	Vented
	Unit 210	382 SF	Non-Vented
	Unit 212	452 SF	Non-Vented
LEASED	Unit 214	395 SF	Vented
	Unit 215	884 SF	Vented
	Unit 217	435 SF	Non-Vented
LEASED	Unit 218	2,474 SF	Wellness/Retail Unit

*All areas subject to measurement

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

427 SF

AVAILABLE NOW



• Renders are for visioning purposes only.

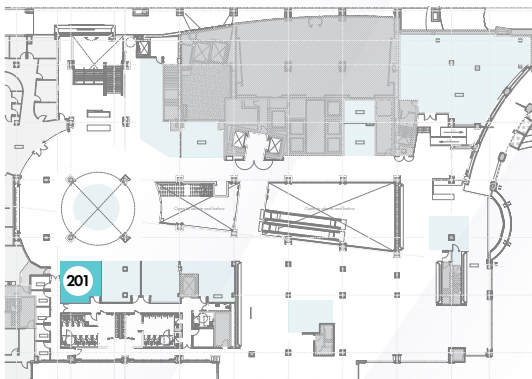
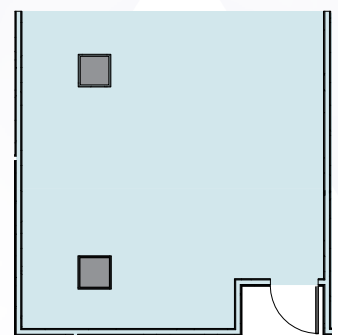
KEY FEATURES

- Vented unit
- 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: \$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

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E Stephanie.Thompson@quadreal.com



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Unit 207

Level 2 - Food Court

429 SF

AVAILABLE NOW



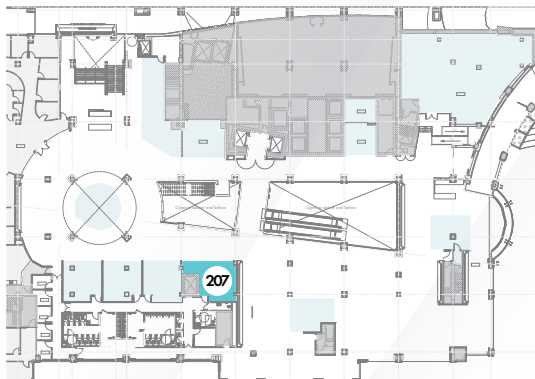
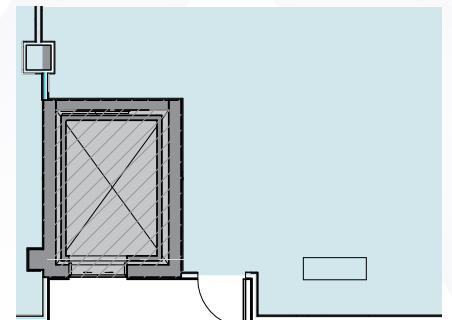
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KEY FEATURES

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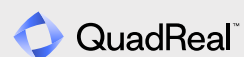
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Unit 209

Level 2 - Food Court

322 SF

AVAILABLE NOW



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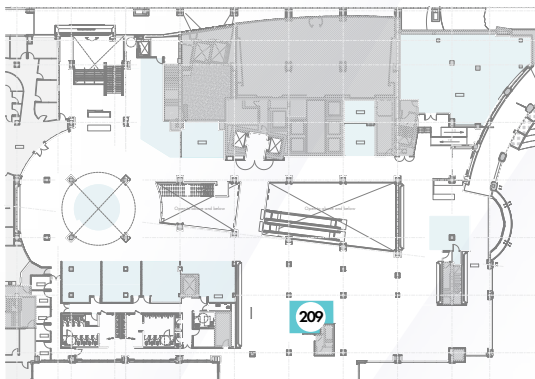
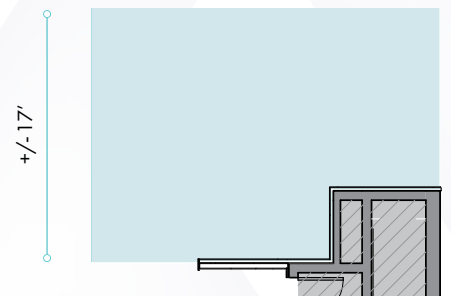
KEY FEATURES

- 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"



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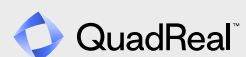
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Unit 210

Level 2 - Food Court

382 SF

AVAILABLE NOW



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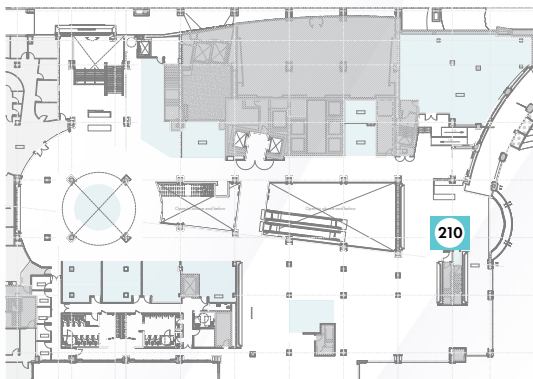
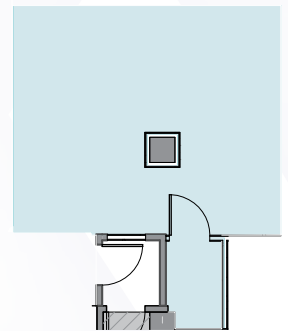
KEY FEATURES

- 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"



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Unit 212

Level 2 - Food Court

452 SF

AVAILABLE NOW



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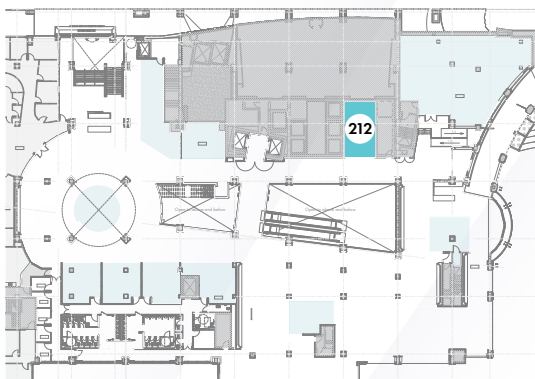
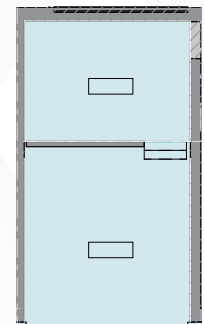
KEY FEATURES

- 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"



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Unit 215

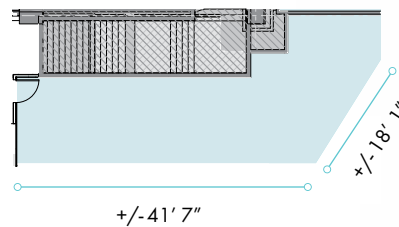
Level 2 - Food Court

884 SF

AVAILABLE NOW



• Renders are for visioning purposes only.

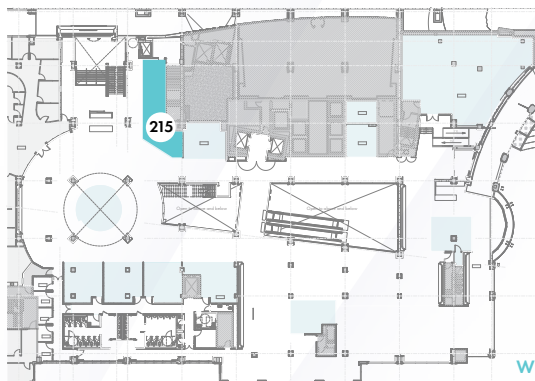


KEY FEATURES

- 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



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Unit 217

Level 2 - Food Court

435 SF*
AVAILABLE NOW



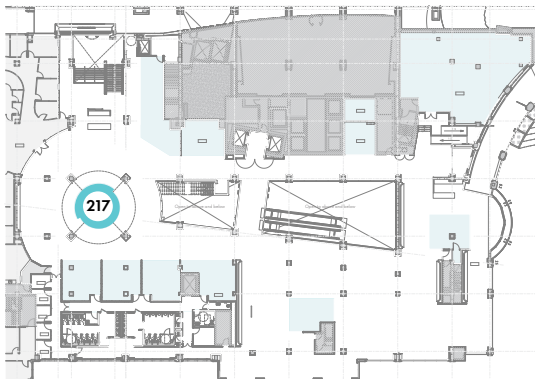
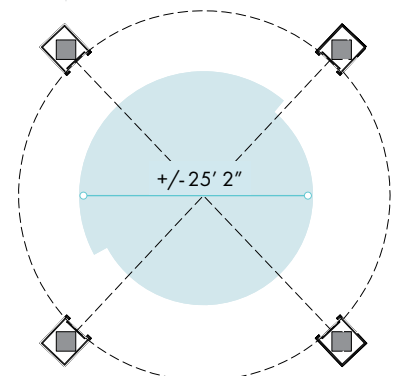
• Renders are for visioning purposes only. * Area is approximate and subject to measurement.

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



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