

Integrity. Dedication. Professionalism.  
RETAIL/OFFICE SPACE FOR LEASE

1430 Prince of Wales Drive, Ottawa



**Price:** \$15.00/sf  
**OPC:** \$16.47/sf

Unit 14 - 6,296 sf  
Unit 105 - 6,345 sf

contiguous  
12,641 sf

Ground level retail/office space available in a corner lot plaza anchored by Passport Canada, the Bank of Montreal, Farmer's Pick Grocery, and Tim Horton's. Pharmacy and a variety of restaurants also located on-site. Units 14 and 105 suitable for medical, educational centre, library, or community resource centre.

Close to HWY 417 and major thoroughfares. Ample parking and bus stops for route 111 on-site.

This is a local destination for daily shopping and dining. Beautiful green spaces and attractions such as Hog's Back Falls and Mooney's Bay drive traffic to the area. Adjacent to several residential highrises and surrounded by residential neighbourhoods.

CONTACT:  
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**Darren Clare**

Director, Leasing & Investment Sales  
Sales Representative



Google Earth

1 1430 Prince of Wales Drive, Ottawa | District Realty Corporation Brokerage  
districtrealty.com

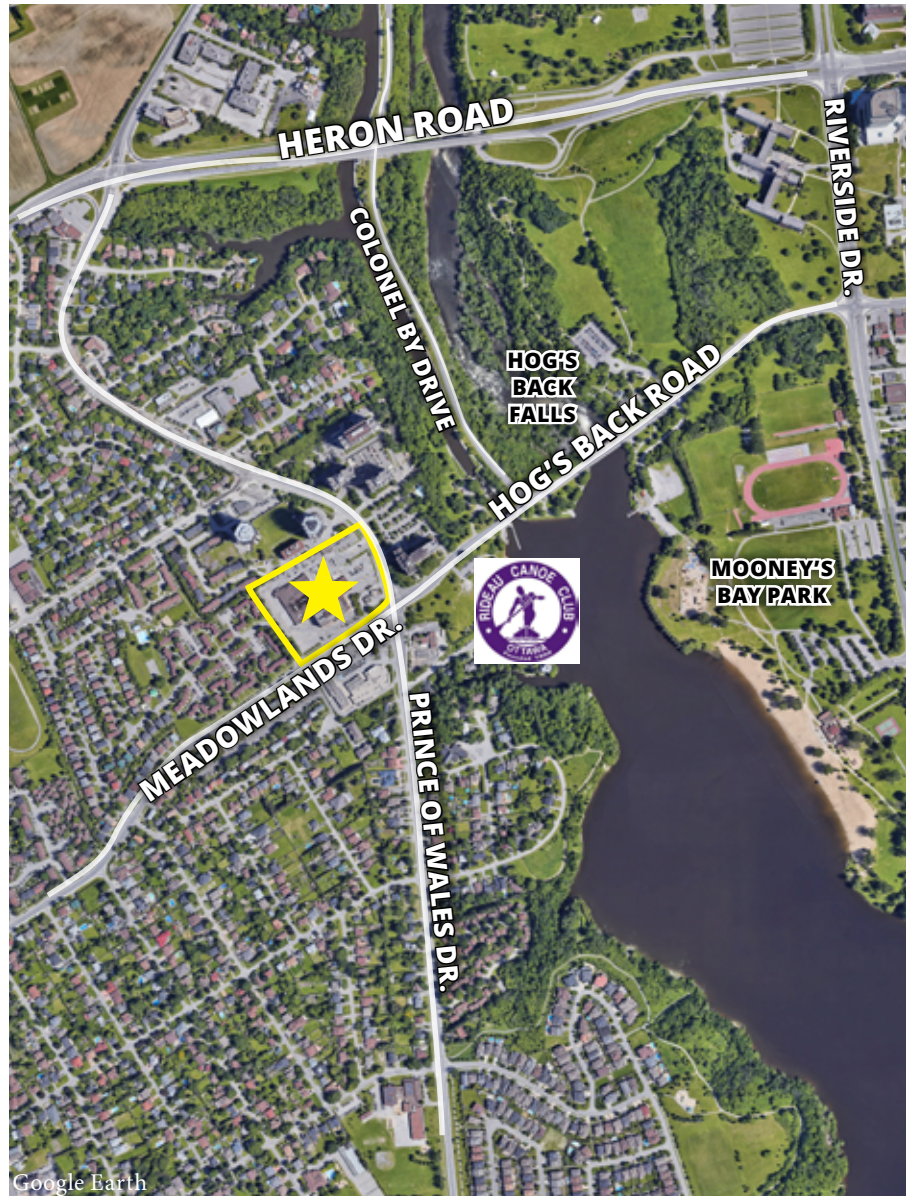
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## HIGHLIGHTS

- Corner lot retail plaza
- Plenty of customer parking
- Bus stops on-site
- Bike friendly, walkable area
- Close to attractions such as Hog's Back Falls, the Rideau Canoe Club, and Mooney's Bay Park
- Population of approx. 23,161 within a 2 km radius

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