

Integrity. Dedication. Professionalism.  
RETAIL SPACE FOR LEASE

1 Nicholas Street, Ottawa



## Retail space in the heart of downtown Ottawa!

Retail space is available in downtown Ottawa, ideally situated next to the Rideau Centre and close to the ByWard Market. Just steps from the University of Ottawa and the Sandy Hill neighborhood, the area is surrounded by residential high-rises and student housing, ensuring a steady flow of foot traffic.

This prime location offers excellent visibility with large display windows, highly effective building signage, and an additional entrance directly into the building lobby, making it an ideal choice for retail businesses seeking accessibility and exposure.

- Unit 5: Ideal to refit for an established or franchise restaurant. Ceiling height: 9'8" to cross tee ceiling, 12' to concrete slab. Private entrance. Entrance and display windows facing into the office tower lobby.
- Unit 2: Faces onto Ogilvy Square, a pedestrian space connected to Rideau Street that features public art and special events.

**Price:** \$40.00/sf  
**OPC:** \$11.32/sf

Unit 2 - approx. 542 sf - 30 Days Notice

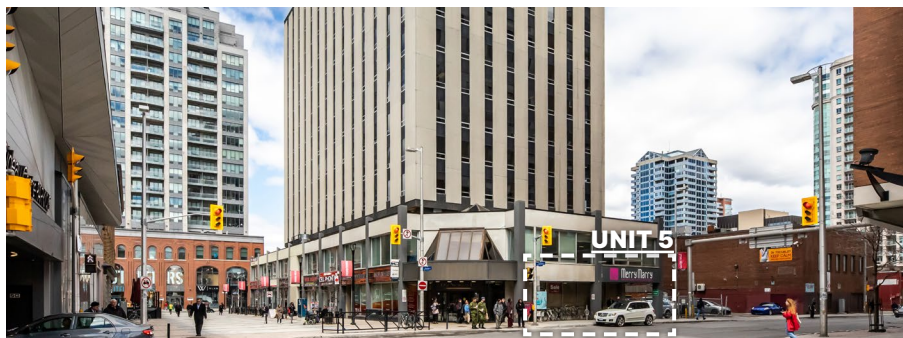
Unit 5 - 1,722 sf

Contact:

613-236-7777

Neil Mason

Sales Representative, Cushman & Wakefield



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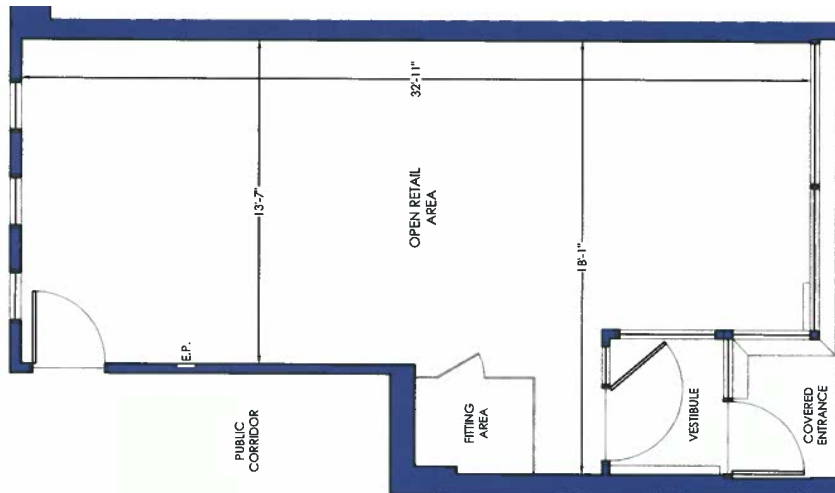
District Realty Corporation Brokerage  
[districtrealty.com](http://districtrealty.com)



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective Purchasers/Tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.

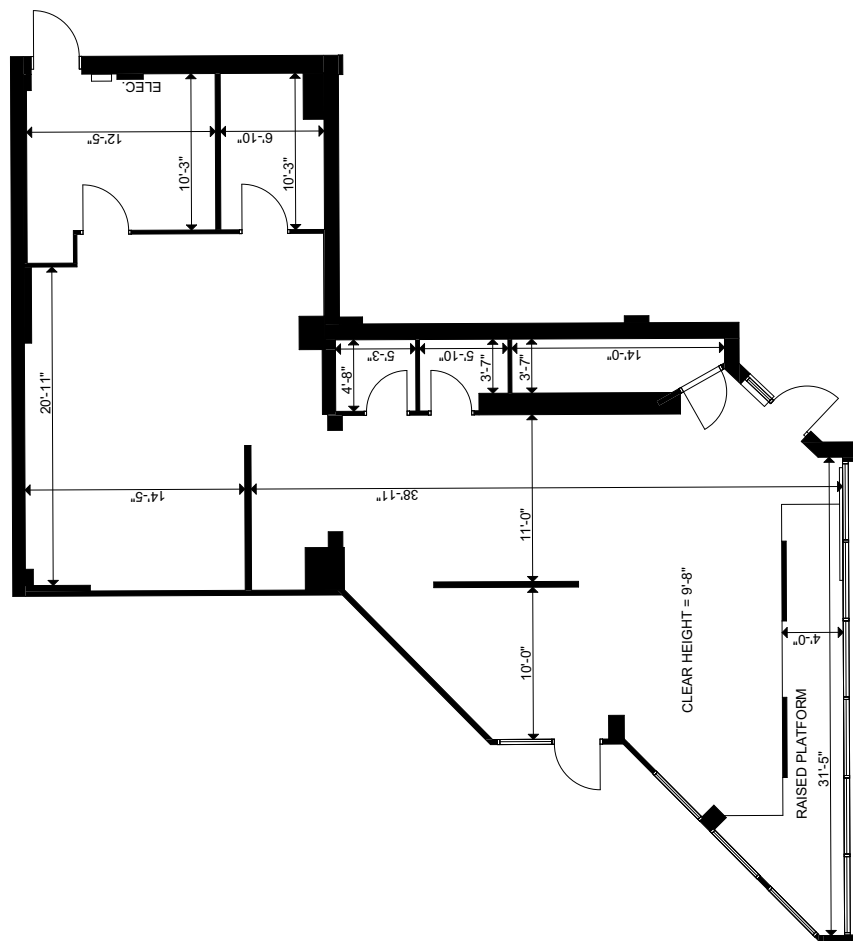
Floor Plans

Unit 2



-- Nicholas St. --

Unit 5



-- Nicholas St. --

## Demographics

### Population

	2 km	5 km	10 km
2023 Population	71,034	238,464	637,453
2028 Population Projection	78,171	262,159	700,313
2033 Population Projection	84,561	283,357	756,078
Annual Growth 2023 - 2028	2.0%	2.0%	2.0%
Annual Growth 2023 - 2033	1.9%	1.9%	1.9%
Daytime Population	171,152	381,427	776,160
Median Age	37.4	39.2	40.1

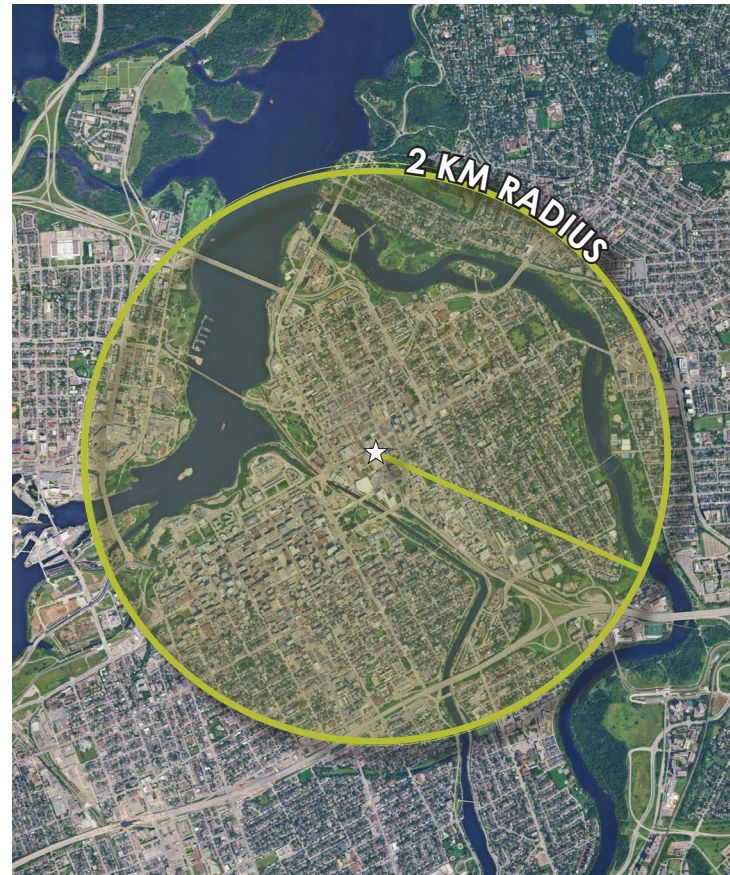
### Households

	2 km	5 km	10 km
2023 Households	41,186	123,173	291,980
2028 Household Projection	46,491	138,599	328,074
2033 Household Projection	50,770	151,184	357,708
Annual Growth 2023 - 2028	2.6%	2.5%	2.5%
Annual Growth 2023 - 2033	2.3%	2.3%	2.3%
Average Household Size	1.7	1.9	2.0
Private Households Population	67,621	230,622	623,070

### Income

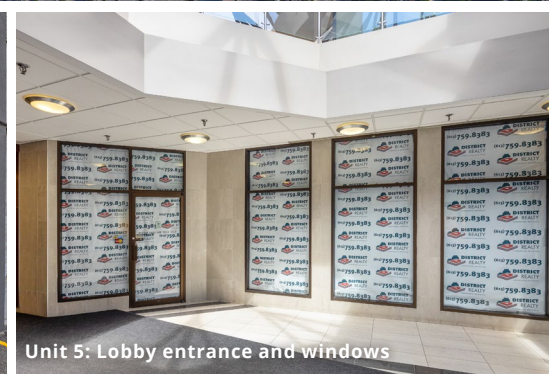
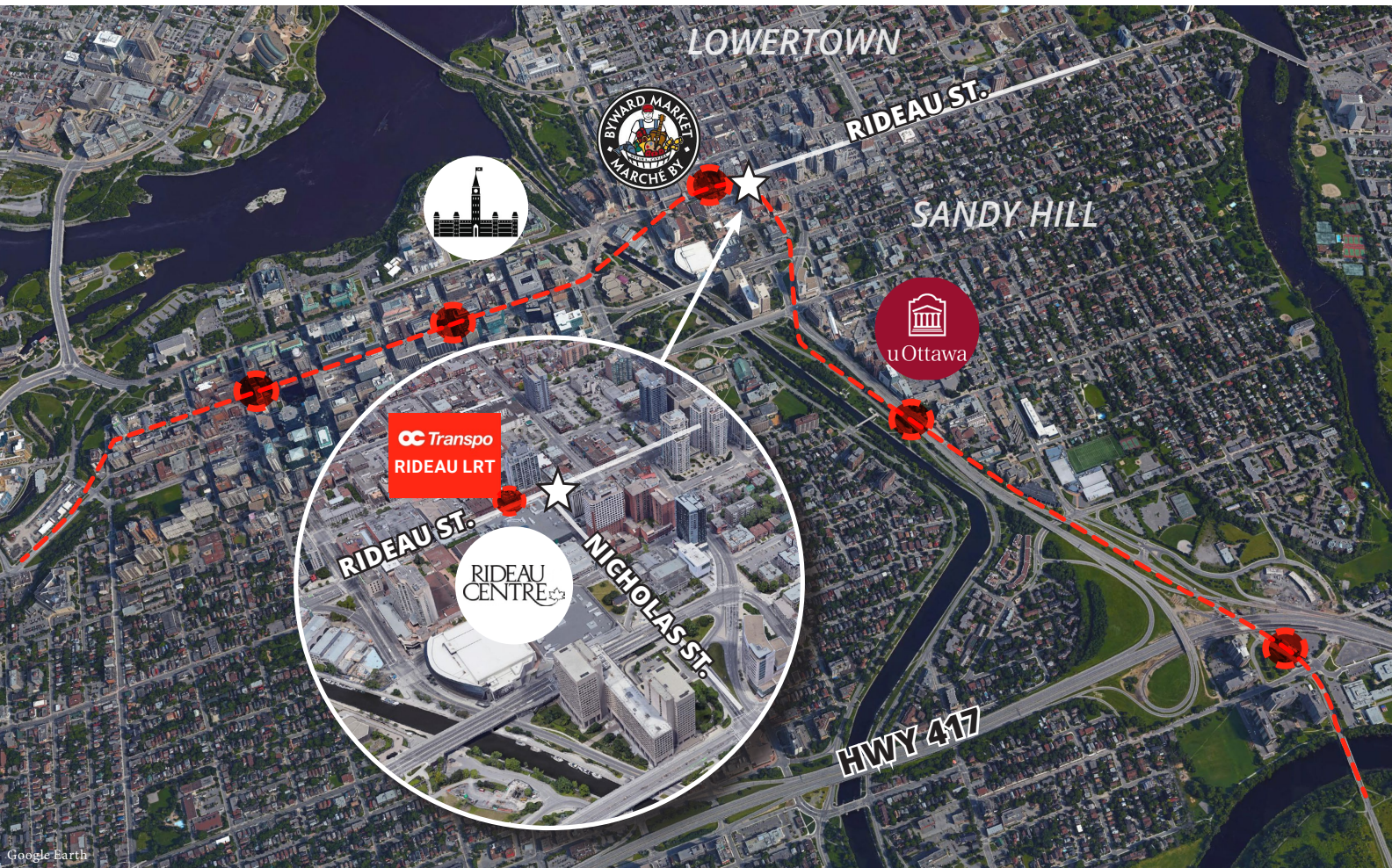
	2 km	5 km	10 km
Average Household Income	\$ 86,867	\$ 91,846	\$ 99,090
Median Household Income	\$ 58,503	\$ 58,946	\$ 67,928
Per Capita Income	\$ 50,366	\$ 47,441	\$ 45,387
Agg. Household Expenditure	\$ 3.6B	\$ 11B	\$ 27.6B
Avg. Household Expenditure	\$ 86,728	\$ 89,680	\$ 94,369
\$40,000 - \$60,000	\$ 6,379	\$ 19,651	\$ 46,799
\$60,000 - \$80,000	\$ 5,407	\$ 15,643	\$ 39,733
\$80,000 - \$100,000	\$ 4,435	\$ 12,608	\$ 34,078
\$100,000 - \$150,000	\$ 5,585	\$ 16,461	\$ 46,675
\$150,000 - \$200,000	\$ 2,617	\$ 8,856	\$ 24,694

\* CoStar data



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## Highlights

- Glass front units with building signage
- Adjacent to Rideau Centre and Rideau LRT Station
- Close to the University of Ottawa and the Byward Market
- Close to HWY 417 and routes around the canal
- Consistent vehicle and pedestrian traffic
- On-site superintendent and 24-hour security

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