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# Prime Retail Space For Lease





# 100 Trainyards Drive Ottawa



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## Prime Retail Space For Lease

Excellent opportunities to lease retail space at the Train Yards, one of Ottawa's most dynamic shopping destinations. A range of high profile units are available, and some units can be combined in a variety of configurations. Each unit offers premium signage opportunities, a high ceiling, large display windows, and ample customer parking.

## Unbeatable Location & Accessibility

Conveniently located just minutes from downtown Ottawa, the Train Yards offers seamless access to HWY 417 and major arterial roads. The site is well served by public transit and benefits from a strong local customer base, with 85,038 residents within a 3 km radius.

## Premier Retail Destination

The Train Yards is a premiere shopping destination anchored by AAA national brands. Prominent neighbouring tenants include Walmart Supercentree, LCBO, Movati Gym, Farm Boy, CIBC, SAIL, a variety of restaurants and many top national clothing retailers. This strategic hub attracts a constantly steady flow of shoppers and professionals, making it the ideal location for retailers looking to maximize their visibility, accessibility, and customer reach.



## Thriving Retail Hub

- Convenient customer parking
- Anchored by leading national retailers
- Centrally situated within Ottawa's commercial hub
- Surrounded by thriving suburban neighborhoods
- Prime visibility and access from major highways



# Introduction



## Stand Amongst Giants

Welcome to Ottawa Train Yards, the city's premier centrally located shopping and business district, spanning 110 acres with over 750,000 square feet of retail and office space.

Home to more than 150 top retailers, restaurants, and services, it offers an unparalleled mix of name-brand fashion, sportswear, dining, and professional spaces in one convenient location.

## Unparalleled Presence

Ottawa Train Yards offers an unbeatable location just minutes from downtown Ottawa, with seamless access to major highways, public transit, and ample parking. This strategic hub attracts a constantly steady flow of shoppers and professionals, making it the ideal spot to be accessible to customers – convenient, accessible, and vibrant.

## A Premier Retail Address

- Convenient customer parking
- Anchored by leading national retailers
- Centrally situated within Ottawa's commercial hub
- Surrounded by thriving suburban neighborhoods
- Prime visibility and access from major highways

## Exceptional Retail Environment

- Walmart Supercentre
- Movati Gym
- Starbucks
- SAIL
- Carter's & OshKosh
- L.L. Bean
- Roots
- Marshalls
- Mark's Work Wearhouse
- Golf Town
- And much more!



# 100 Trainyards Drive Ottawa

# Demographic Data

## Age Distribution

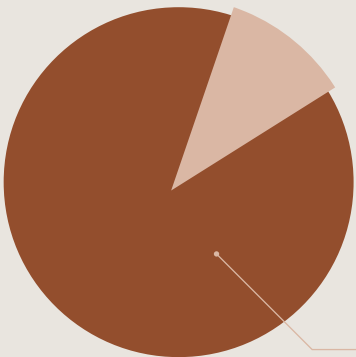
With 25–34-year-olds making up 20% and seniors (65+) comprising 17–18%.

MEDIAN AGE IS  
38.6



## Educational Attainment

A significant portion of the population holds bachelor's degrees or higher, particularly within the 5 km radius.



BACHELOR'S DEGREE  
OR HIGHER

## Income Levels

With 30–40% earning under \$40,000, the range of average household incomes is:

\$88K  
TO \$94K

## Labor Force Participation

Around 60–64% of those:

AGE 15+

Are employed, mainly in sales, services, business, finance, and social sciences.

## Household Characteristics

One- or two-person households dominate, making up 70–75%, with household growth expected to reach:

24–25%  
BY 2023



## Population Growth

The population within a 5 km radius is projected to reach nearly 300,000.

20–21%  
GROWTH BY 2033

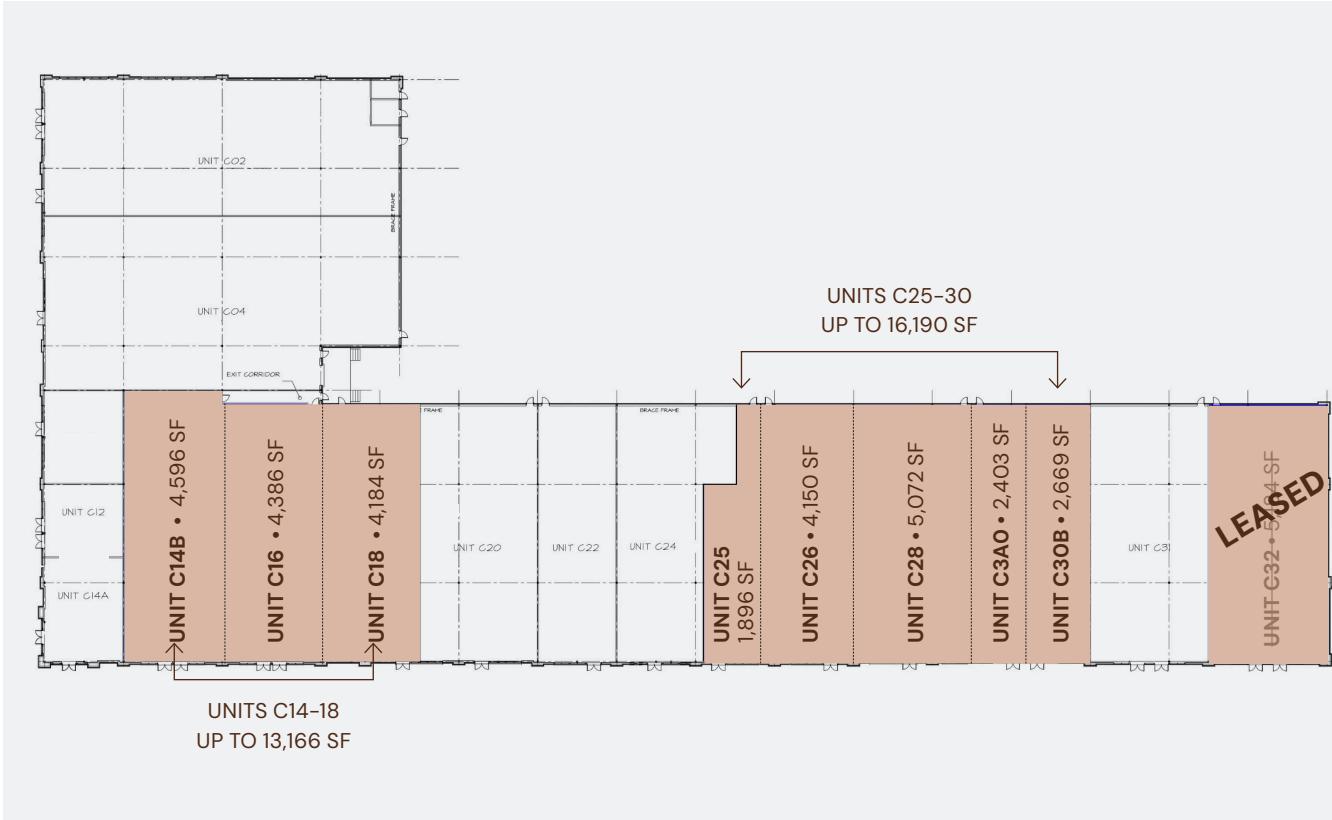


# Property Map





# Building Site Plan & Features



## Unit Features

- Ceiling: 16’ clear, 18’ to roof deck

→ Zoning: MC7[1387]-h

→ Glass front units

→ Accessible entrances

→ Convenient customer parking


→ Building & pylon signage options
- 1,8,96 SF to 16,190 SF available

→ Units can be combined to accomodate a variety of business requirements

→ Located adjacent to Walmart Supercentre

→ Property anchored by AAA national brands

→ Prominent neighbouring tenants include Starbucks, LCBO, Movati Gym, Farm Boy, Sail, and many more.

	Unit	Size	Availability	Combine Units	Price
	Unit C14	4,596 SF	Immediate	Up to 13,166 SF contiguous	Price: \$32.00/SF OPC: \$12.86/SF
	Unit C16	4,386 SF	Immediate		Price: \$32.00/SF OPC: \$12.86/SF
	Unit C18	4,184 SF	Immediate		Price: \$32.00/SF OPC: \$12.86/SF
	Unit C25	1,896 SF	Immediate	Up to 16,190 SF contiguous	Price: \$32.00/SF OPC: \$12.86/SF
	Unit C26	4,150 SF	Immediate		Price: \$32.00/SF OPC: \$12.93/SF
	Unit C28	5,072 SF	Immediate		Price: \$32.00/SF OPC: \$12.93/SF
	Unit 30A	2,403 SF	Immediate		Price: \$32.00/SF OPC: \$12.86/SF
	Unit 30B	2,669 SF	Immediate		Price: \$32.00/SF OPC: \$12.86/SF
	Unit C32	5,184 SF	LEASED		Price: <del>\$32.00/SF</del> OPC: <del>\$12.93/SF</del>









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