



A CONTROLEX PROPERTY,
PROFESSIONALLY MANAGED BY
DISTRICT REALTY.



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Prime Retail Space For Lease



The Train Yards



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.

Property Highlights

- Anchored by leading national retailers
- Centrally situated within Ottawa's commercial hub
- Abundant, convenient customer parking
- Surrounded by thriving, high-growth suburban communities
- Prime visibility and seamless access from major highways

Property Map



Availability

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500 Terminal Avenue 	Unit 10 ^[1]	3,242 sf	Immediate	Price: \$32.00/sf OPC: \$15.16/sf
500 Terminal Avenue 	Unit 17 ^[2]	15,423 sf	Immediate	Price: \$32.00/sf OPC: \$15.16/sf
550 Terminal Avenue 	Unit 8 ^[3]	4,404 sf	LEASED	Price: \$32.00/sf OPC: \$15.16/sf
665 Industrial Avenue 	Unit 2B ^[4]	5,155 sf	Immediate	Price: \$32.00/sf OPC: \$13.15/sf
• Inline space between LCBO and Shopper's Drug Mart				
610 Industrial Avenue 	^[5]	36,502 sf	Immediate	Price: TBD OPC: \$12.04/sf
• Freestanding building with frontage on Industrial Avenue • Ceiling: 20' clear • 1 loading dock • Plenty of natural light				

590 Industrial Avenue 	Unit 6 ^[6]	6,747 sf	Immediate	Price: \$32.00/sf OPC: \$12.04/sf
• Endcap unit located next to Urban Barn and Healthy Planet • Large display windows bring in abundant natural light				

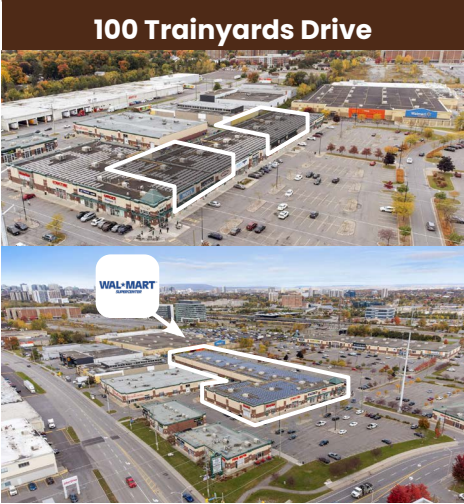
595 Industrial Avenue LEASED 	Unit 2 ^[7]	23,519 sf	LEASED	Price: \$32.00/sf OPC: \$13.15/sf
• Highly visible unit with frontage on Industrial Avenue • Ceiling: 20' clear • 1 loading dock				

575 Industrial Avenue LEASED 	Unit 4 ^[8]	6,018 sf	LEASED	Price: \$32.00/sf OPC: \$13.15/sf
• Inline unit between Skecher and Banana Republic • Building signage faces Industrial Avenue • Ceiling: 20' clear				

515 Industrial Avenue 	Unit 1 ^[9]	2,675 sf	Immediate	Price: \$32.00/sf OPC: \$15.16/sf
				Price: \$38.00/sf OPC: \$15.16/sf
• Frontage on Industrial Avenue • Highly effective building signage and large display windows.				

505 Industrial Avenue 	Unit 3 ^[11]	4,100 sf	Immediate	Price: \$18.00/sf OPC: \$14.03/sf
	Unit 4 ^[12]	3,387 sf	Immediate	
	Unit 5 ^[13]	4,904 sf	Immediate	
	Unit 7 ^[14]	4,077 sf	Immediate	
• Ideal showroom units with O.H. loading doors. Ceiling height 18'4" clear. Unit 5 has a mezzanine.				





Unit 14 ^[15]	4,596 sf	Immediate	} up to 13,166 sf contiguous	Price: \$32.00/sf OPC: \$15.16/sf
Unit 16 ^[16]	4,386 sf	Immediate		
Unit 18 ^[17]	4,184 sf	Immediate		
Unit 25 ^[18]	1,896 sf	Immediate	} up to 16,178 sf contiguous	
Unit 26 ^[19]	4,150 sf	Immediate		
Unit 28 ^[20]	5,072 sf	Immediate		
Unit 30A ^[21]	2,629 sf	Immediate		
Unit 30B ^[22]	2,431 sf	Immediate		
Unit 32	5,184 sf	LEASED		



restaurant ^[23]	7,036 sf	Immediate	Price: \$32.00/sf OPC: \$15.16/sf
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Demographic Data

Age Distribution

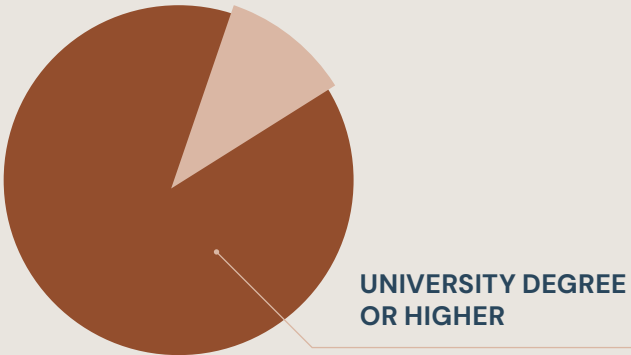
With 25–34-year-olds making up 20% and seniors (65+) comprising 17–18%.

MEDIAN AGE IS
38.6



Educational Attainment

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



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



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