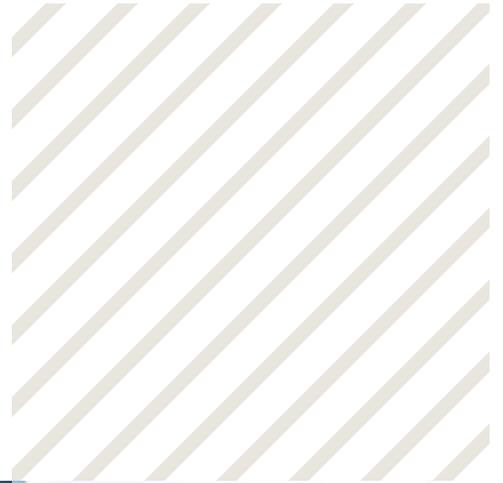




A CONTROLEX PROPERTY,  
PROFESSIONALLY MANAGED BY  
DISTRICT REALTY.



613-759-8383  
[leasing@districtrealty.com](mailto:leasing@districtrealty.com)

Charles Mirsky  
Broker  
COO - Brokerage Services

Jason Shinder  
Broker of Record  
CEO

# 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

|  |   |
|--|---|
|    | <p><b>500 Terminal Avenue</b></p> <p>Unit 10 <sup>[1]</sup>      3,242 sf    Immediate</p> <p>Price: \$32.00/sf<br/>OPC: \$14.23/sf</p>   |
|    | <p><b>500 Terminal Avenue</b></p> <p>Unit 17 <sup>[2]</sup>      15,423 sf    Immediate</p> <p>Price: \$32.00/sf<br/>OPC: \$12.79/sf</p>  |
|   | <p><b>550 Terminal Avenue</b></p> <p>Unit 8 <sup>[3]</sup>      4,404 sf    Immediate</p> <p>Price: \$32.00/sf<br/>OPC: \$12.79/sf</p>  |
|  | <p><b>665 Industrial Avenue</b></p> <p>Unit 2B <sup>[4]</sup>      5,155 sf    Immediate</p> <p>Price: \$32.00/sf<br/>OPC: \$13.95/sf</p> <ul style="list-style-type: none"> <li>• Inline space between LCBO and Shopper's Drug Mart</li> </ul>   |
|  | <p><b>610 Industrial Avenue</b></p> <p><sup>[5]</sup>      36,502 sf    Immediate</p> <p>Price: TBD<br/>OPC: \$11.85/sf</p> <ul style="list-style-type: none"> <li>• Freestanding building with frontage on Industrial Avenue</li> <li>• Ceiling: 20' clear</li> <li>• 1 loading dock</li> <li>• Plenty of natural light</li> </ul> |

|   |   |
|---|---|
|    | <p><b>590 Industrial Avenue</b></p> <p>Unit 6 <sup>[6]</sup>      6,747 sf    Immediate</p> <p>Price: \$32.00/sf<br/>OPC: \$12.04/sf</p> <ul style="list-style-type: none"> <li>• Endcap unit located next to Urban Barn and Healthy Planet</li> <li>• Large display windows bring in abundant natural light</li> </ul>   |
|    | <p><b>595 Industrial Avenue</b></p> <p>Unit 2 <sup>[7]</sup>      23,519 sf    Immediate</p> <p>Price: \$32.00/sf<br/>OPC: \$13.15/sf</p> <ul style="list-style-type: none"> <li>• Highly visible unit with frontage on Industrial Avenue</li> <li>• Ceiling: 20' clear</li> <li>• 1 loading dock</li> </ul>  |
|   | <p><b>575 Industrial Avenue</b></p> <p>Unit 4 <sup>[8]</sup>      6,018 sf    Immediate</p> <p>Price: \$32.00/sf<br/>OPC: \$13.95/sf</p> <ul style="list-style-type: none"> <li>• Inline unit between Skecher and Banana Republic</li> <li>• Building signage faces Industrial Avenue</li> <li>• Ceiling: 20' clear</li> </ul>  |
|  | <p><b>515 Industrial Avenue</b></p> <p>Unit 1 <sup>[9]</sup>      2,675 sf    Immediate<br/>Unit 3 <sup>[10]</sup>      1,398 sf    April 1, 2026 } <i>4,073 sf contiguous</i></p> <p>Price: \$32.00/sf<br/>OPC: \$12.86/sf</p> <ul style="list-style-type: none"> <li>• Frontage on Industrial Avenue</li> <li>• Highly effective building signage and large display windows.</li> </ul>   |
|  | <p><b>505 Industrial Avenue</b></p> <p>Unit 3 <sup>[11]</sup>      4,100 sf    Immediate<br/>Unit 4 <sup>[12]</sup>      3,387 sf    Immediate<br/>Unit 5 <sup>[13]</sup>      4,904 sf    Immediate<br/>Unit 7 <sup>[14]</sup>      4,077 sf    Immediate } <i>12,391 sf contiguous</i></p> <p>Price: \$18.00/sf<br/>OPC: \$ 6.73/sf</p> <ul style="list-style-type: none"> <li>• Ideal showroom units with O.H. loading doors. Ceiling height 18'4" clear. Unit 5 has a mezzanine.</li> </ul> |



**100 Trainyards Drive**



|                          |          |               |                                 |                                      |
|--------------------------|----------|---------------|---------------------------------|--------------------------------------|
| Unit 14 <sup>[15]</sup>  | 4,596 sf | Immediate     | } up to<br>13,166 sf contiguous | Price: \$32.00/sf<br>OPC: \$14.03/sf |
| Unit 16 <sup>[16]</sup>  | 4,386 sf | Immediate     |                                 |                                      |
| Unit 18 <sup>[17]</sup>  | 4,184 sf | Immediate     |                                 |                                      |
| Unit 25 <sup>[18]</sup>  | 1,896 sf | Immediate     | } up to<br>16,190 sf contiguous |                                      |
| Unit 26 <sup>[19]</sup>  | 4,150 sf | Immediate     |                                 |                                      |
| Unit 28 <sup>[20]</sup>  | 5,072 sf | Immediate     |                                 |                                      |
| Unit 30A <sup>[21]</sup> | 2,403 sf | Immediate     |                                 |                                      |
| Unit 30B <sup>[22]</sup> | 2,669 sf | Immediate     |                                 |                                      |
| Unit 32                  | 5,184 sf | <b>LEASED</b> |                                 |                                      |

**150 Trainyards Drive**



|                            |          |           |  |                                      |
|----------------------------|----------|-----------|--|--------------------------------------|
| restaurant <sup>[23]</sup> | 7,036 sf | Immediate |  | Price: \$32.00/sf<br>OPC: \$11.78/sf |
|----------------------------|----------|-----------|--|--------------------------------------|



# Demographic Data

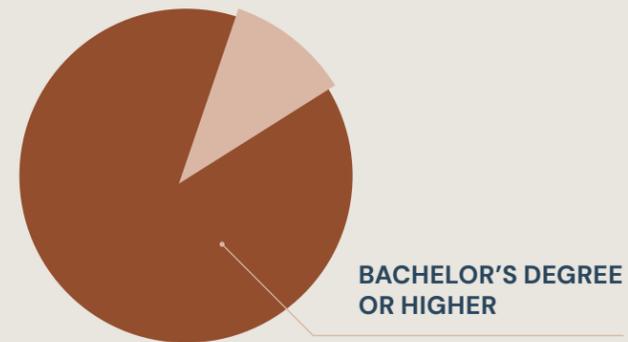
## Age Distribution

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.



## 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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