

# The Train Yards

Ottawa, Ontario | Availability Report



Integrity. Dedication. Professionalism.



# The Train Yards | Availability Report



## Retail Space for Lease at Ottawa's Train Yards

Discover an exceptional opportunity to lease retail space at The Train Yards, a premiere shopping destination in east Ottawa. Anchored by a wide range of AAA national brands, this thriving retail hub attracts a constant steady flow of shoppers and professionals - making it the ideal location for retailers looking to maximize their visibility, accessibility, and customer reach.

## 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. Prominent neighbouring tenants include LCBO, Pioneer Gas, Movati Gym, Farm Boy, CIBC, Walmart, and a variety of restaurants and top clothing retailers.

## Thriving Retail Hub

The available spaces include high-profile inline and corner units, as well as free-standing buildings. A range of sizes are offered, all featuring high ceilings, large display windows, ample customer parking, and prominent signage placements.

Contact:

**613-759-8383**

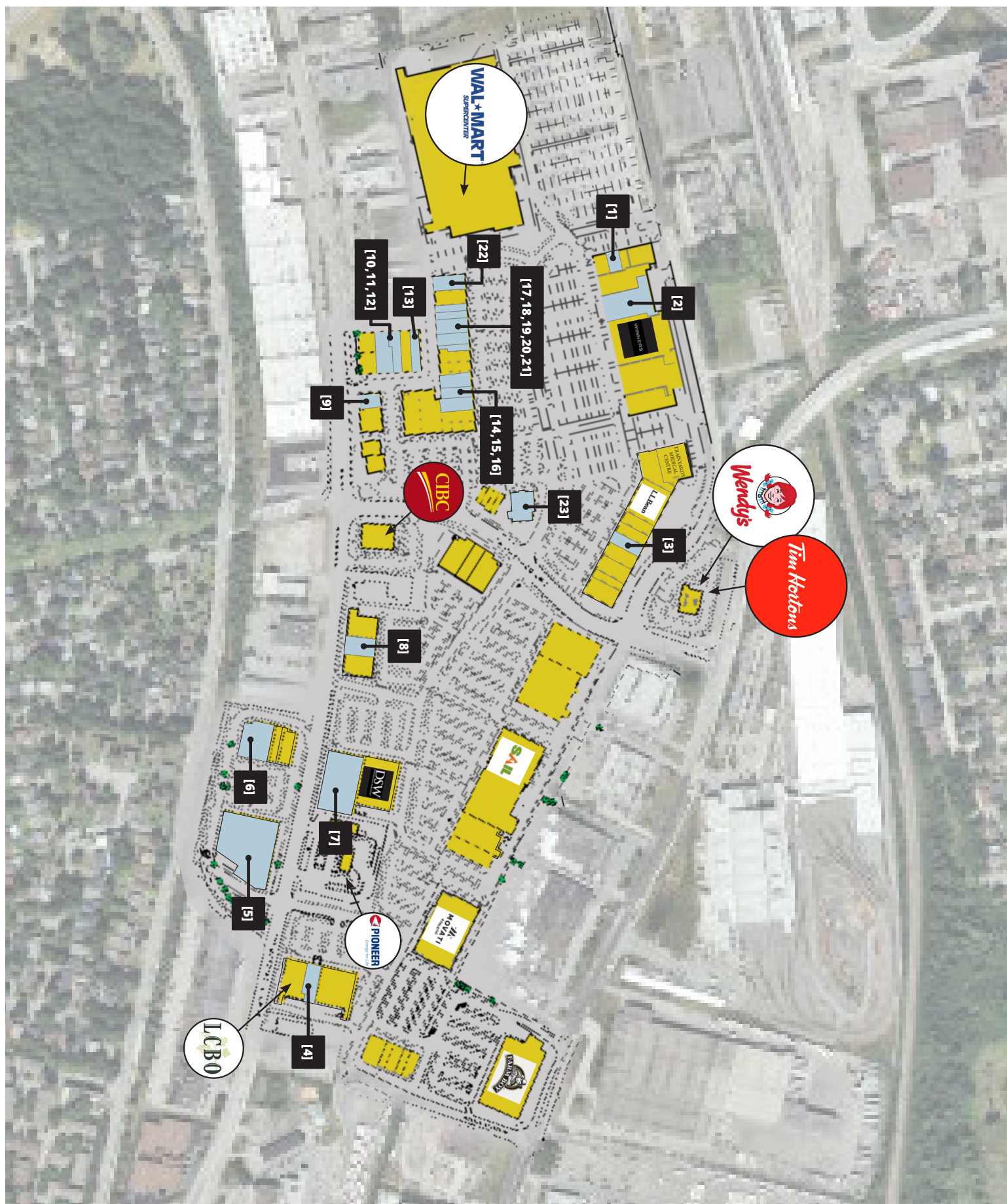
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Sales Representative

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## 500 Terminal Avenue



Unit 10 <sup>[1]</sup>	3,242 sf	Immediate	Price: \$32.00/sf OPC: \$14.23/sf
Unit 17 <sup>[2]</sup>	15,423 sf	Immediate	Price: \$32.00/sf OPC: \$12.79/sf

## 550 Terminal Avenue



Unit 8 <sup>[3]</sup>	4,406 sf	Immediate	Price: \$32.00/sf OPC: \$12.79/sf
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## 665 Industrial Avenue



Unit 2B <sup>[4]</sup>	5,155 sf	Immediate	Price: \$32.00/sf OPC: \$13.95/sf
• Inline space beside LCBO			

## 610 Industrial Avenue



<sup>[5]</sup>	36,502 sf	Immediate	Price: TBD OPC: \$11.85/sf
<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>			

## 590 Industrial Avenue



Unit 6 <sup>[6]</sup>	6,747 sf	Immediate	Price: \$32.00/sf OPC: \$12.34/sf
<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>			

## 595 Industrial Avenue



Unit 2 <sup>[7]</sup>	23,519 sf	Immediate	Price: \$32.00/sf OPC: \$13.95/sf
<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>			

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## 575 Industrial Avenue



Unit 4 <sup>[8]</sup>

6,018 sf Immediate

Price: \$32.00/sf

OPC: \$13.95/sf

- Inline unit between Skecher and Banana Republic
- Building signage faces Industrial Avenue
- Ceiling: 20' clear

## 515 Industrial Avenue



Unit 1 <sup>[9]</sup>

2,675 sf Immediate

Price: \$32.00/sf

OPC: \$12.86/sf

- Potential to demise in half
- 42' of frontage on Industrial Avenue
- Highly effective building signage and large display windows.

## 505 Industrial Avenue



Unit 3 <sup>[10]</sup>

4,100 sf Immediate

Price: \$18.00/sf

Unit 4 <sup>[11]</sup>

3,387 sf Immediate

OPC: \$ 6.73/sf

Unit 5 <sup>[12]</sup>

4,904 sf Immediate

Unit 7 <sup>[13]</sup>

4,077 sf Immediate

12,391 sf contiguous

- Ideal showroom units with O.H. loading doors. Ceiling height 18'4" clear. Unit 5 has a mezzanine.

## 100 Trainyards Drive



Unit 14 <sup>[14]</sup>

4,596 sf Immediate

Price: \$32.00/sf

Unit 16 <sup>[15]</sup>

4,386 sf Immediate

OPC: \$12.93/sf

Unit 18 <sup>[16]</sup>

4,184 sf Immediate

up to  
13,166 sf contiguous

Unit 25 <sup>[17]</sup>

1,896 sf Immediate

Price: \$32.00/sf

OPC: \$12.86/sf

Unit 26 <sup>[18]</sup>

4,150 sf Immediate

Price: \$32.00/sf

Unit 28 <sup>[19]</sup>

5,072 sf Immediate

OPC: \$12.93/sf

up to  
16,190 sf contiguous

Unit 30A <sup>[20]</sup>

2,403 sf Immediate

Price: \$32.00/sf

Unit 30B <sup>[21]</sup>

2,669 sf Immediate

OPC: \$12.86/sf

Unit 32 <sup>[22]</sup>

5,184 sf Immediate

Price: \$32.00/sf

OPC: \$12.86/sf



## 150 Trainyards Drive



restaurant <sup>[23]</sup>

7,036 sf Immediate

Price: \$32.00/sf

OPC: \$11.78/sf

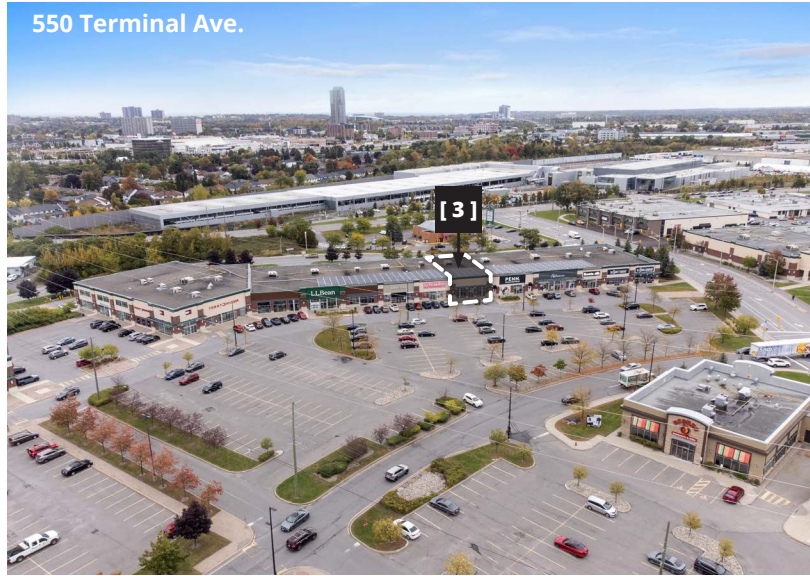


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500 Terminal Ave.



550 Terminal Ave.



665 Terminal Ave.



610 Industrial Ave.



590 Industrial Ave.



595 Industrial Ave.





# The Train Yards | Availability Report

575 Industrial Ave.



515 Industrial Ave.



505 Industrial Ave.



100 Trainyards Dr.



150 Trainyards Dr.





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## Current Tenants





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## Current Tenants

