



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


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 Immediate

Price: \$32.00/sf
OPC: \$15.16/sf

665 Industrial Avenue




Unit 2B ^[4] 5,240 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




Unit 4 ^[8] 6,018 sf Immediate

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

Unit 3 ^[10] 1,398 sf July 1, 2026


Price: \$32.00/sf
OPC: \$15.16/sf

Price: \$38.00/sf
OPC: \$15.16/sf

4,073 sf contiguous

- Frontage on Industrial Avenue
- Highly effective building signage and large display windows.

505 Industrial Avenue



Unit 3 ^[11] 4,100 sf Immediate

Unit 4 ^[12] 3,387 sf Immediate

Unit 5 ^[13] 4,904 sf Immediate

Unit 7 ^[14] 4,077 sf Immediate

Price: \$18.00/sf
OPC: \$14.03/sf

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 ^[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 16,190 sf contiguous	
Unit 26 ^[19]	4,150 sf	Immediate		
Unit 28 ^[20]	5,072 sf	Immediate		
Unit 30A ^[21]	2,403 sf	Immediate		
Unit 30B ^[22]	2,669 sf	Immediate		
Unit 32	5,184 sf	LEASED		



150 Trainyards Drive



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

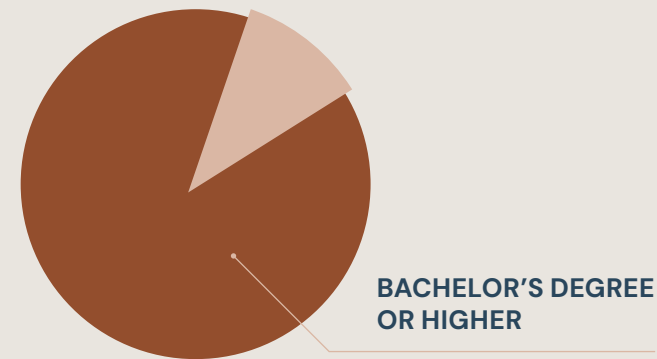
Age Distribution

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 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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