

Retail Space **FOR LEASE**

200 Elgin Street
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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Price
\$45.00/sf
OPC
\$11.32/sf



Rendered Image of Completed Exterior



Key Features

Size	3,289 sf	Basement Storage	2,559 sf
Ceiling	11'9"; 9'2" clear;	Power	200 Amp; 600 V
Zoning	TM5[71]	Frontage	37' on Elgin Street

Highlights

A rare corner presence on where the pulse of the capital beats strongest. This highly visible retail opportunity stands directly across from Ottawa City Hall, anchoring the gateway between Parliament Hill, the National Arts Centre, the Rideau Centre, and the vibrant retail corridor that defines Elgin Street. With approximately 37 feet of prime frontage, the space commands attention and offers a platform for a wide range of tenant visions, including restaurants.



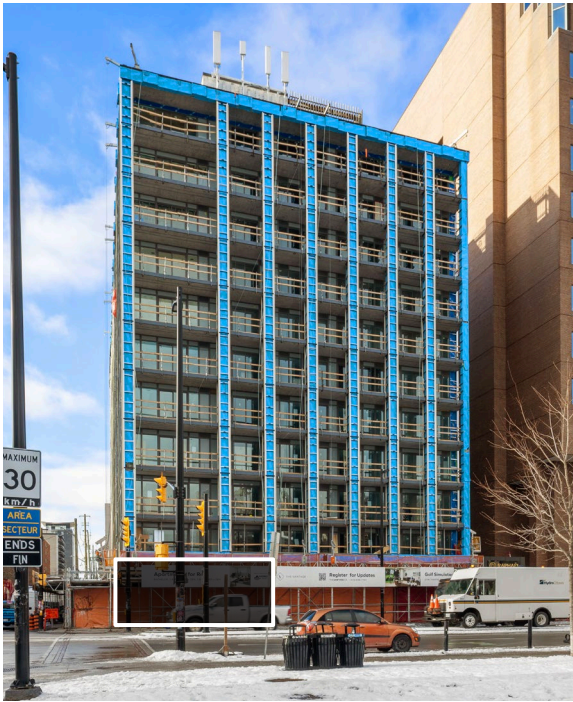
The unit is currently in base-building condition. It is an ideal space to refit for a restaurant and can be tailored to a wide variety of commercial uses. An additional 2,559 square feet of basement storage is available, providing valuable space for operations, inventory, or support functions.

Situated on the ground floor of *The Vantage*, a new 122-unit high-end residential building that will be opening spring/summer 2026. This location benefits from a growing on-site customer base and consistent pedestrian traffic. Its central location and strong surrounding amenities make it an ideal choice for operators seeking a well-connected and highly visible downtown presence.

Location Overview

Situated in the centre of downtown Ottawa, this location offers exceptional convenience and connectivity. The area is highly walkable, surrounded by restaurants, services, cultural venues, and major employment centres. Transit access is excellent, with bus routes nearby and close proximity to the LRT, while Highway 417 is only minutes away.

The site benefits from a dense urban population, with about 135,044 residents within a 3 km radius. Strong foot traffic, steady daytime activity, and a diverse mix of surrounding amenities create a reliable foundation for retail and restaurant uses.



CONTACT

613-759-8383
leasing@districtrealty.com

District Realty Corporation Brokerage
districtrealty.com

Jason Shinder
CEO, Broker of Record

Charles Mirsky
Vice President Brokerage Services, Broker

Area Map

Retail businesses in downtown Ottawa benefit from a steady flow of customers throughout the week. A large weekday workforce ensures consistent daytime activity, while the area's growing residential population, visiting tourists, and nearby cultural attractions add momentum during evenings and weekends. This balanced mix of users creates a reliable and diversified customer base year-round.

Cultural Attractions

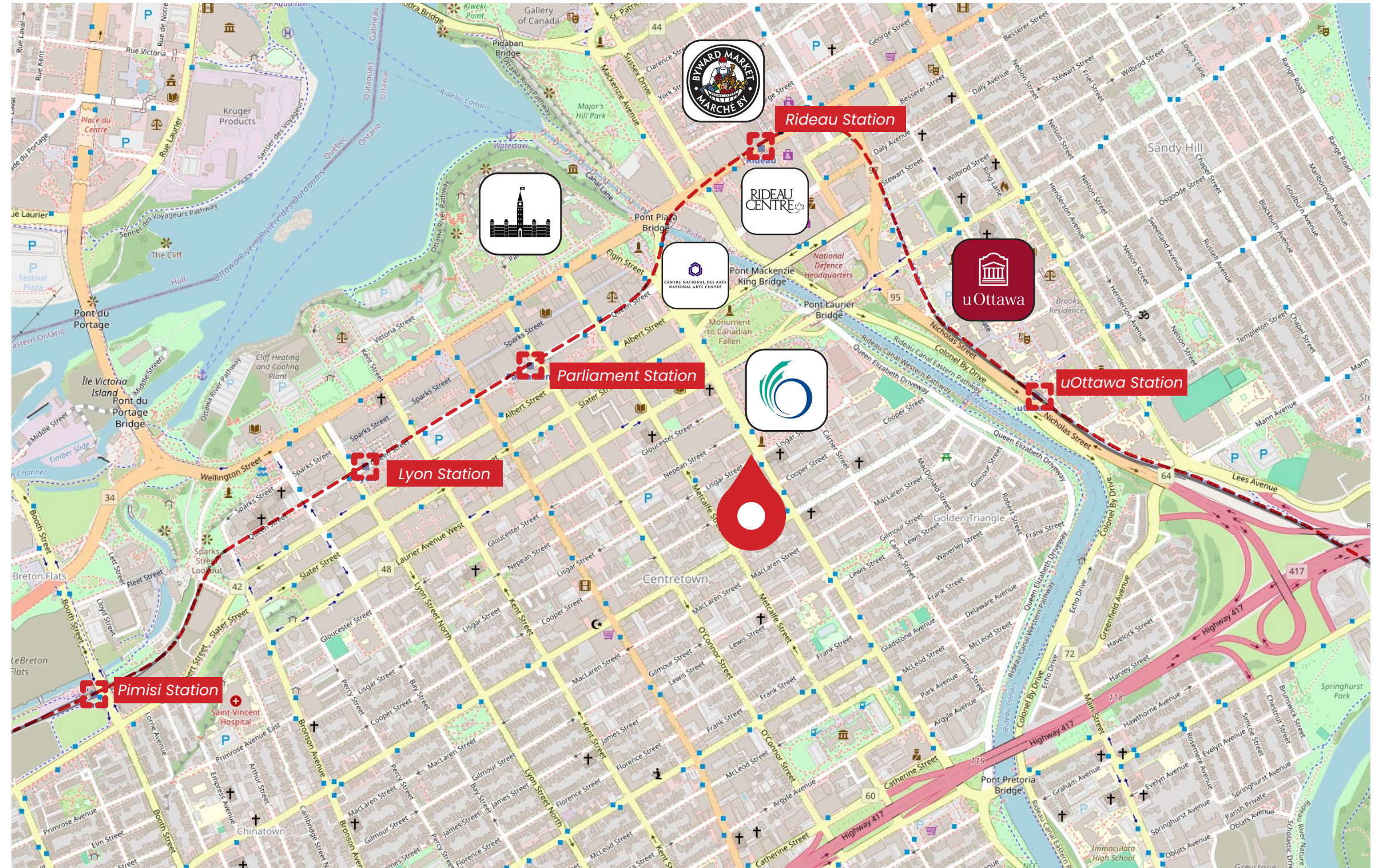
- ByWard Market
- Château Laurier
- Rideau Canal & Locks
- National Arts Centre
- Arts Court

Area Employment and Activity Nodes

- Ottawa City Hall & Courthouse
- Parliament Hill
- The University of Ottawa
- The Rideau Centre

Area Highlights

- Close to HWY 417
- Public Transport Access
 - Parliament LRT Station (13 min. walk)
 - Bus Stops Nearby (1 min. walk)
- Walk Score: 99
- Transit Score: 92
- Bike Score: 96



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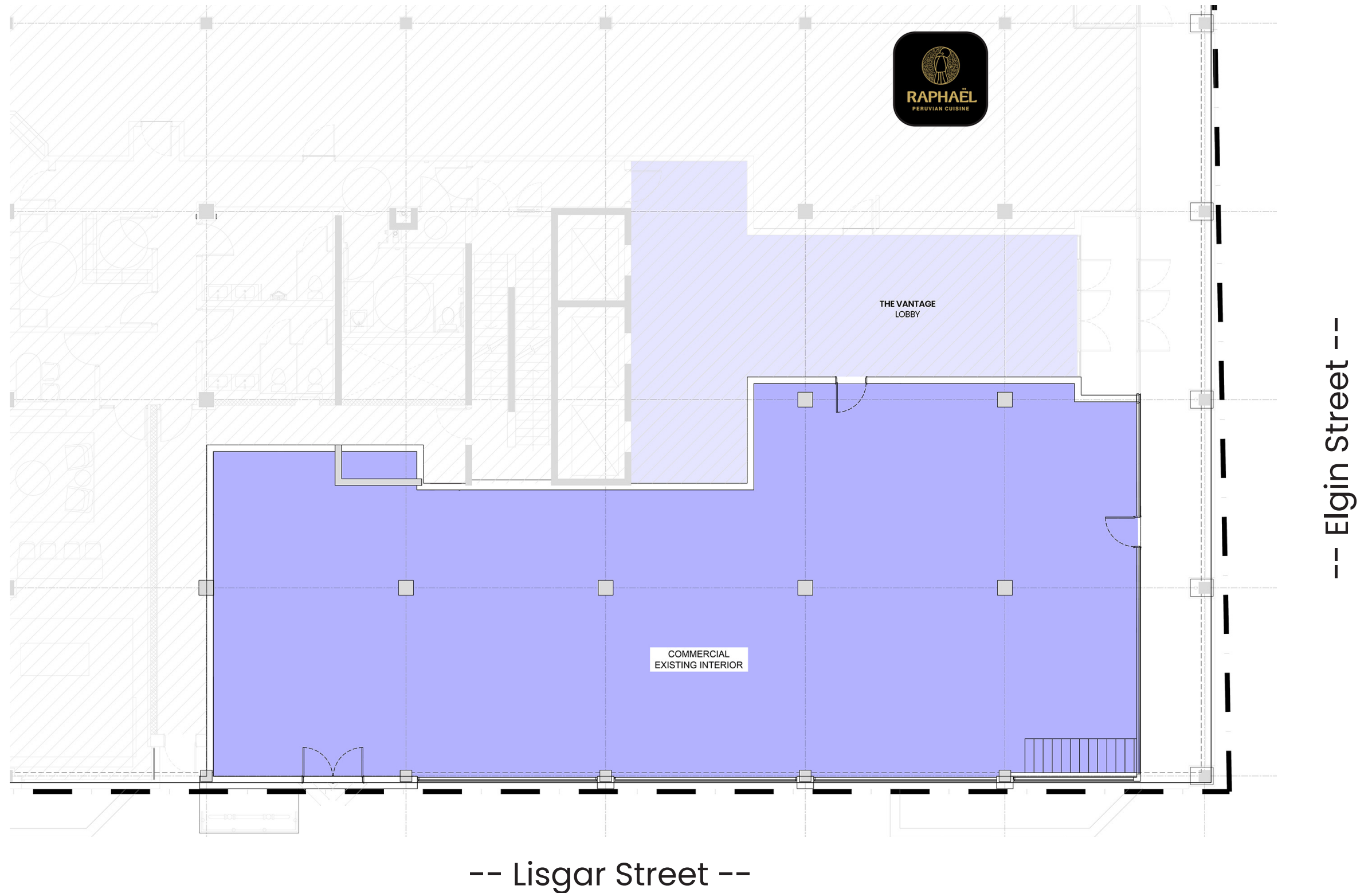
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Floor Plan



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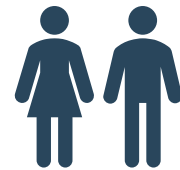
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Demographic Data

Age Distribution

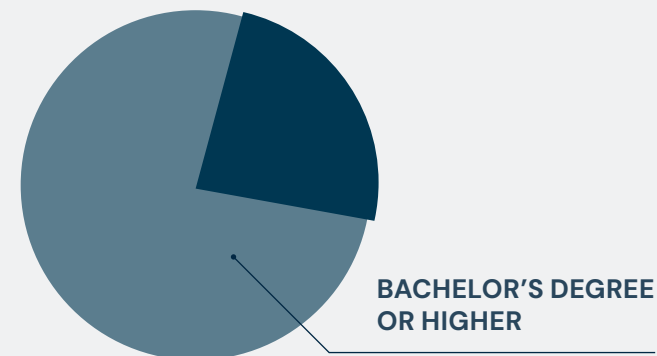
With 25–34-year-olds making up 21% and seniors (65+) comprising 18%.

MEDIAN AGE IS
39



Educational Attainment

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



Income Levels

With 33.76% earning under \$40,000, the average household income within 5km is:

\$95K

This healthy income profile supports a stable customer base for retailers and food service operators seeking a well-positioned downtown location.

Labor Force Participation

Around 68.51% of those:

AGE 15+

Are employed, mainly in sales, services, government, education, business, finance, and administration.

Household Characteristics

One- or two-person households dominate, making up 78.55%, with household growth expected to reach:

23.31%
BY 2033



Population Growth

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

19–20%
GROWTH BY 2033

Population

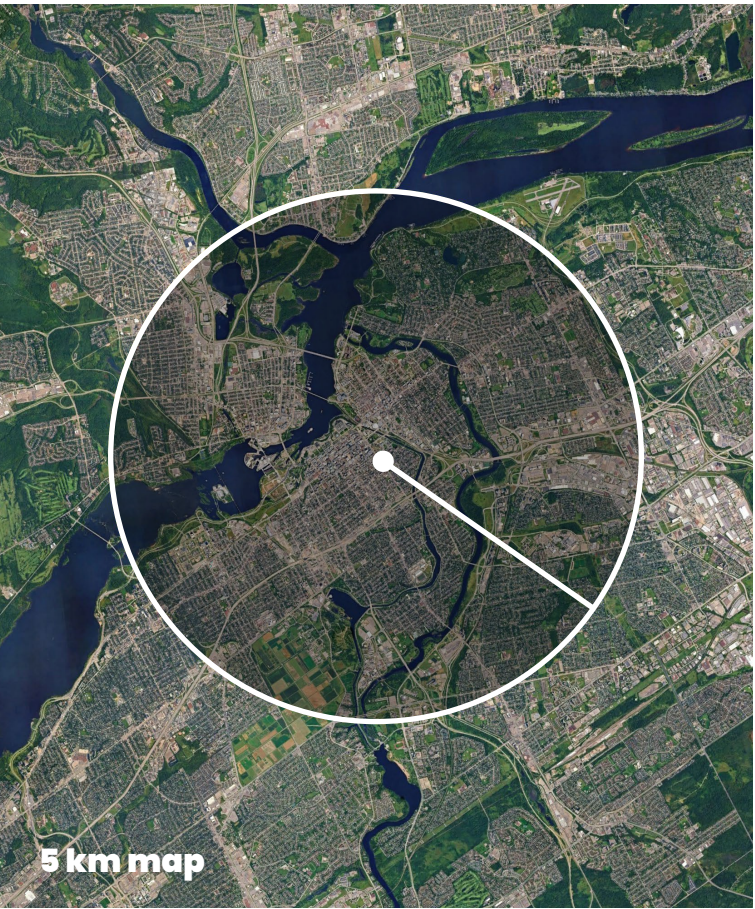
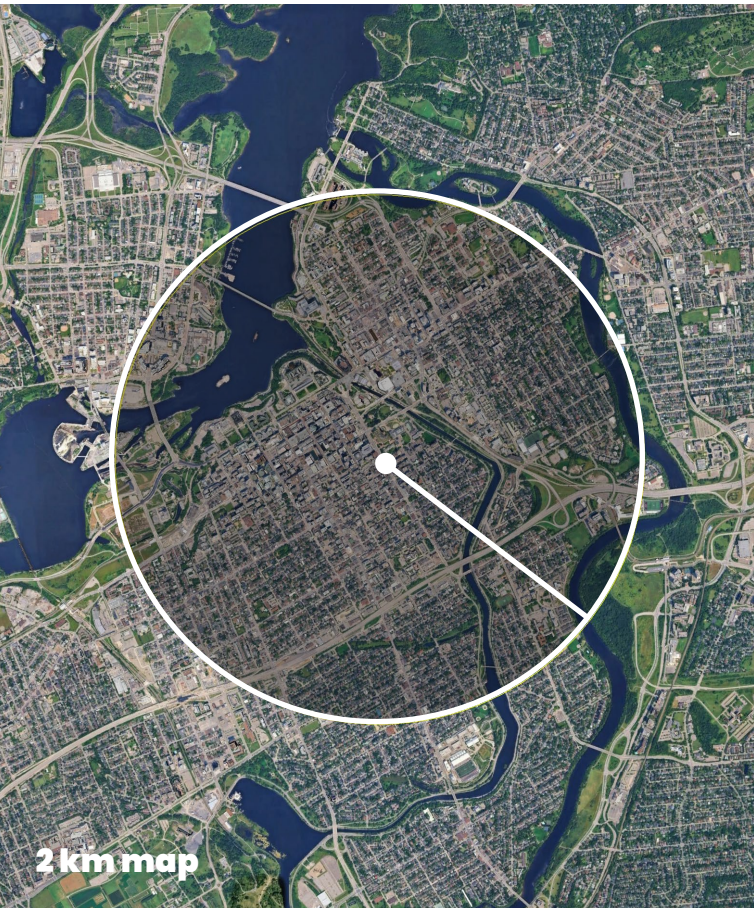
	2 km	5 km	10 km
2023 Population	79,827	240,651	646,410
2028 Population Projection	87,954	265,218	710,872
2033 Population Projection	95,018	287,253	768,266
Annual Growth 2023 – 2028	2.0%	2.0%	2.0%
Annual Growth 2023 – 2033	1.9%	1.9%	1.9%
Daytime Population	175,679	384,605	791,605
Median Age	36.4	39.2	40.1

Households

	2 km	5 km	10 km
2023 Households	45,118	123,421	296,029
2028 Households Projection	51,014	139,238	332,932
2033 Households Projection	55,665	152,190	363,321
Annual Growth 2023 – 2028	2.6%	2.6%	2.5%
Annual Growth 2023 – 2033	2.3%	2.3%	2.3%
Average Household Size	1.7	1.9	2.2
Private Household Population	76,553	232,947	631,617

Income

	2 km	5 km	10 km
Average Household Income	\$86,801	\$94,990	\$98,881
Median Household Income	\$57,070	\$60,903	\$67,693
Per Capita Income	\$49,060	\$48,717	\$45,283
Agg. Household Expenditure	\$3.9B	\$11.3B	\$27.9B
Avg. Household Expenditure	\$86,649	\$91,906	\$94,269
\$40,000 – \$60,000	6,983	19,293	47,599
\$60,000 – \$80,000	5,713	15,576	40,273
\$80,000 – \$100,000	4,698	12,746	34,461
\$100,000 – \$150,000	5,903	17,047	47,125
\$150,000 – \$200,000	2,931	9,444	24,874





20 James Street, Suite 100
Ottawa, ON., K2P 0T6



613.759.8383



LEASING@DISTRICTREALTY.COM