



**CANTOR**  
REALTY CORP.

## RETAIL PROPERTY FOR LEASE

770 Brookfield Road | Ottawa, ON

### Executive Summary



#### OFFERING SUMMARY

|                             |                             |
|-----------------------------|-----------------------------|
| Lease Rate:                 | \$33.00 - 50.00 SF/yr (NNN) |
| Additional Rent:            | \$18.75 SF/yr               |
| Available SF:               | 597 - 6,244 SF              |
| Total Available Retail:     | 23,520 SF                   |
| Units 1-8 Possession Date:  | FULLY LEASED                |
| Units 9-16 Possession Date: | May 2026                    |
| Utilities:                  | Separately Metered          |
| Ceiling Height:             | 12'-4"                      |
| Student Res Population:     | 1,410                       |
| Retail Parking:             | 40 @ Grade                  |
| Underground Parking:        | \$150/month                 |

#### PROPERTY OVERVIEW

With Phase 1 completed and fully leased out to 705 students and 8 retail tenants and Phase 2 construction commencing Q1 2024, The Revalie student residence will house 1,410 students including an available 23,520 sqft of retail space, with Phase 2 slated tenant occupancy for Q2 2026. Located within a 6-minute walk of the Mooney's Bay LRT Station with connecting access to all stations including University of Ottawa, Carleton University, Algonquin College, next to Brookfield High School (approx. 700 students), directly across the street from Canada Post's head office and a 6-minute walk to Mooney's Bay Beach. This purpose-built, high-end student residence consists of beautiful indoor/outdoor student amenity space with at-grade and under-ground parking for students, visitors and retailers. The Revalie is ideal for many different QSR users, retail services such as hair salon, nail salon, cell phone store, convenience store, and more.

#### PROPERTY HIGHLIGHTS

- Sizes ranging from 597 sqft to 6,244 sqft;
- Up to 7 available ventilation shafts for food users between Phase 1 and 2;
- Units have been designed to accommodate ample electrical, plumbing, HVAC and ventilation requirements for QSR;
- Rear access from all units excluding 3 and 14.



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**DAVID CANTOR**

Broker of Record

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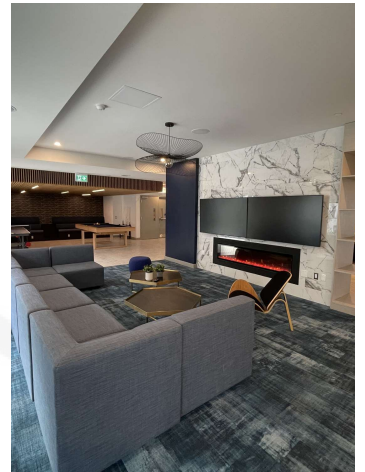
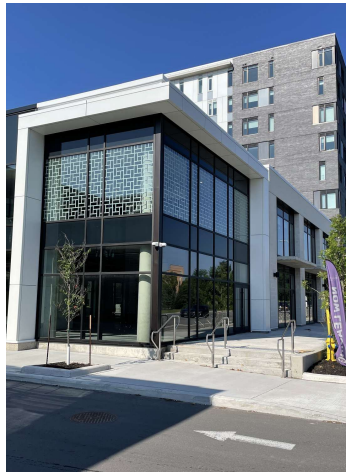
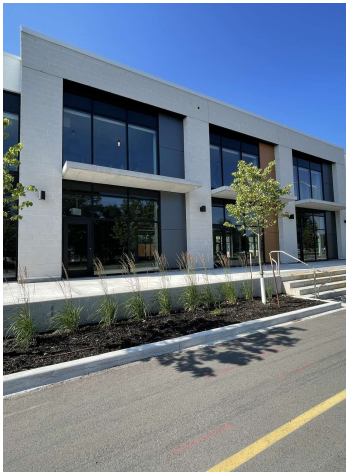
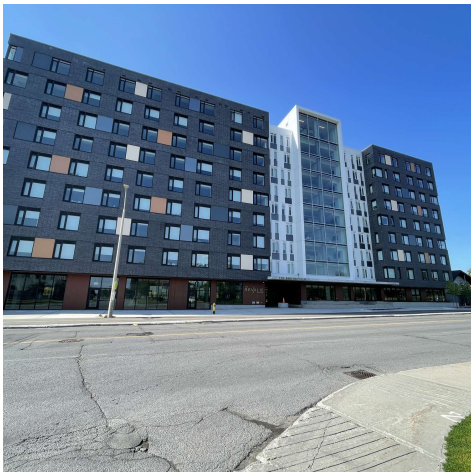


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Additional Photos



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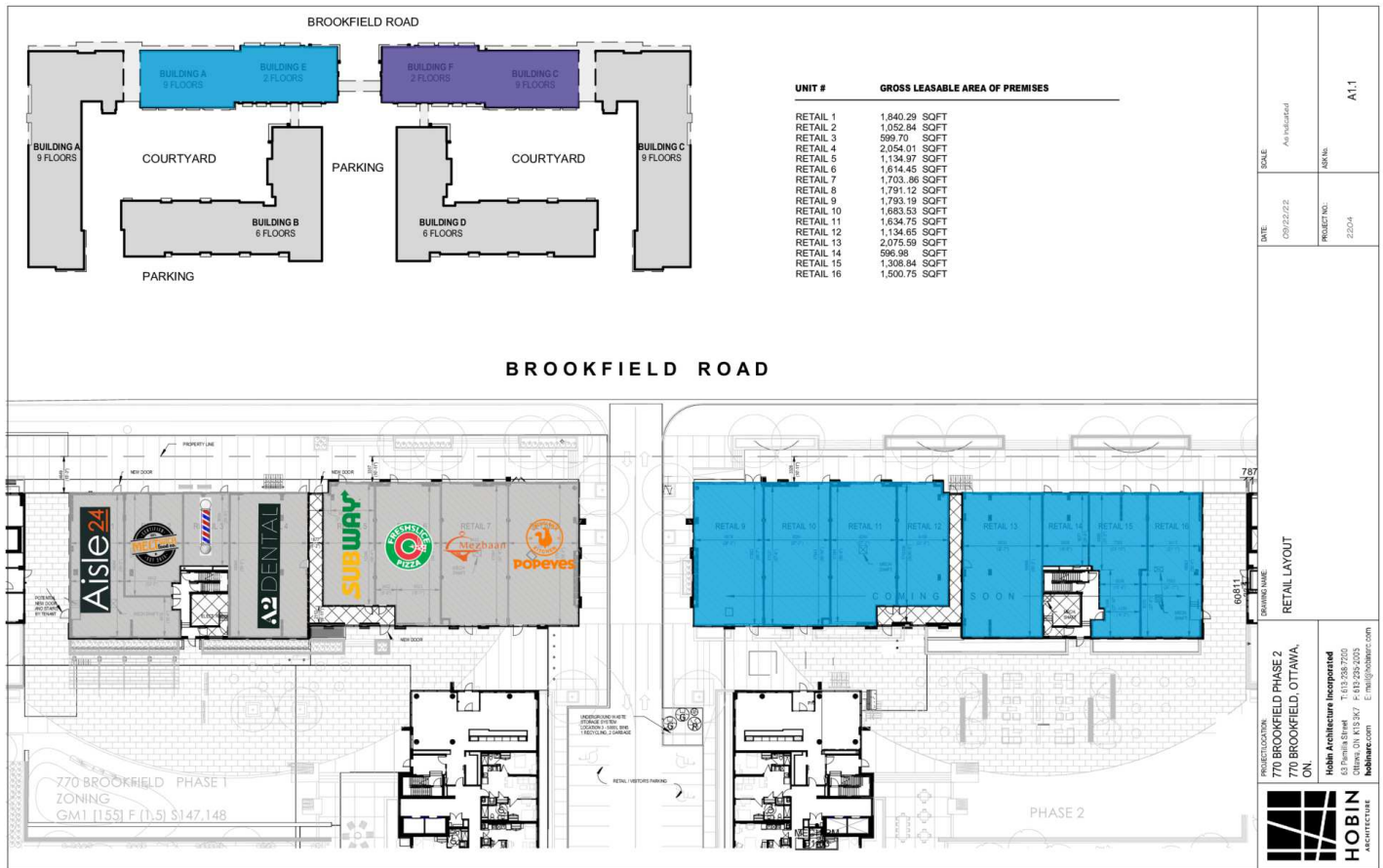


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## Floor Plan



### LEGEND

Available

Available Soon

Unavailable



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## Floor Plan

### LEASE INFORMATION

|              |                |                  |                                |
|--------------|----------------|------------------|--------------------------------|
| Lease Type:  | NNN            | Additional Rent: | Estimated (2023) \$18.75 SF/yr |
| Total Space: | 597 - 2,076 SF | Lease Rate:      | \$33.00 - \$50.00 SF/yr        |

### AVAILABLE SPACES

| SUITE   | TENANT    | SIZE     | TYPE | RATE          | DESCRIPTION                |
|---------|-----------|----------|------|---------------|----------------------------|
| Unit 1  | -         | 1,840 SF | NNN  | -             | Aisle 24                   |
| Unit 2  | -         | 1,053 SF | NNN  | -             | Melwich Food Co.           |
| Unit 3  | -         | 600 SF   | NNN  | -             | Feras Barber Shop          |
| Unit 4  | -         | 2,054 SF | NNN  | -             | A2 Dental                  |
| Unit 5  | -         | 1,135 SF | NNN  | -             | Subway                     |
| Unit 6  | -         | 1,614 SF | NNN  | -             | Fresh Slice Pizza          |
| Unit 7  | -         | 1,704 SF | NNN  | -             | Mezbaan Afghan Cuisine     |
| Unit 8  | -         | 1,791 SF | NNN  | -             | Popeye's Louisiana Chicken |
| Unit 9  | Available | 1,793 SF | NNN  | \$38.00 SF/yr | -                          |
| Unit 10 | Available | 1,684 SF | NNN  | \$35.00 SF/yr | -                          |
| Unit 11 | Available | 1,635 SF | NNN  | \$35.00 SF/yr | -                          |
| Unit 12 | Available | 1,135 SF | NNN  | \$43.00 SF/yr | -                          |
| Unit 13 | Available | 2,076 SF | NNN  | \$33.00 SF/yr | -                          |
| Unit 14 | Available | 597 SF   | NNN  | \$50.00 SF/yr | -                          |
| Unit 15 | Available | 1,309 SF | NNN  | \$42.00 SF/yr | -                          |
| Unit 16 | Available | 1,501 SF | NNN  | \$35.00 SF/yr | -                          |



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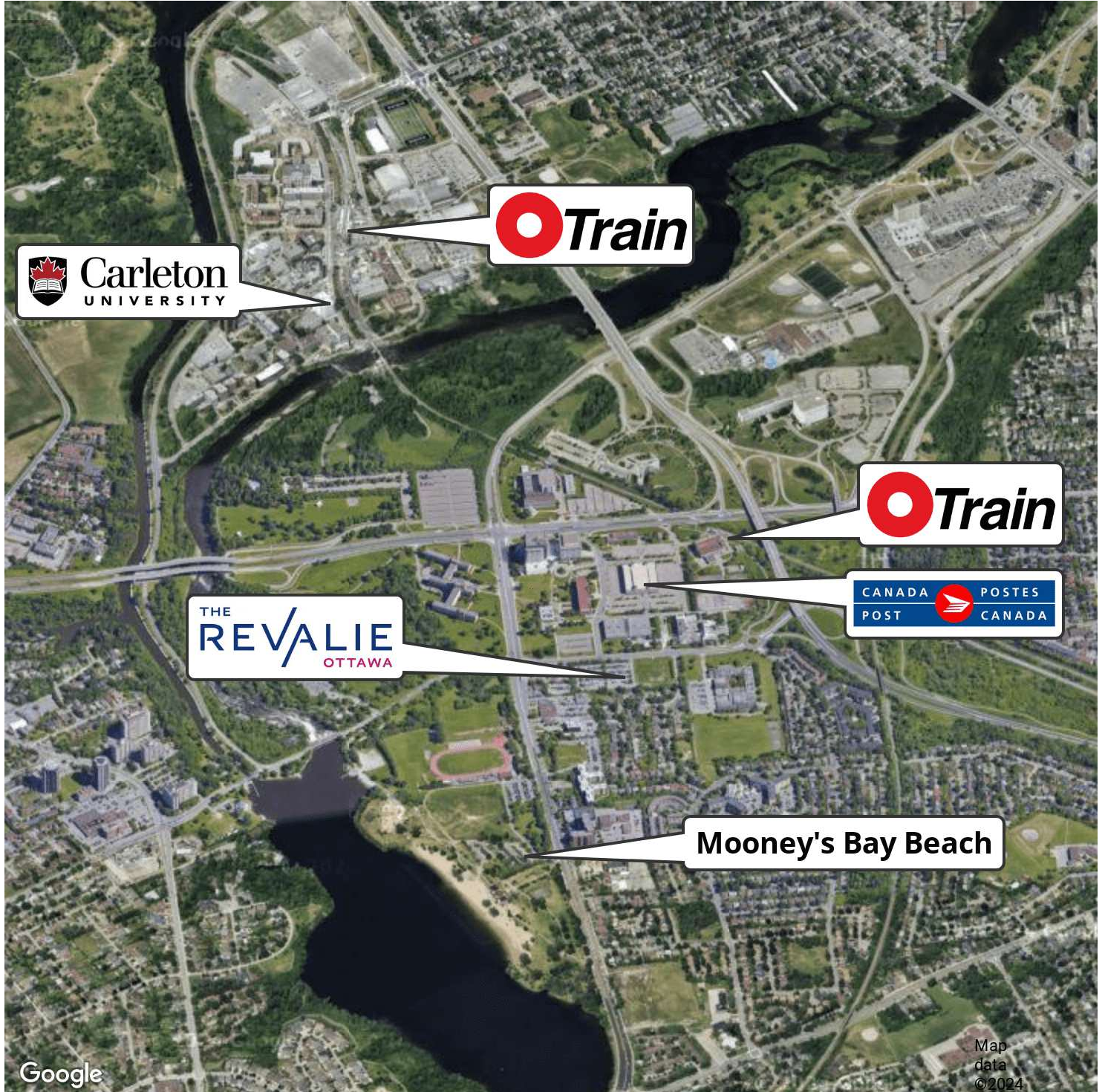


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Location Map



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