

QU
BE



RETAIL SPACE - FOR LEASE

300 TREMBLAY ROAD

OTTAWA, ONTARIO

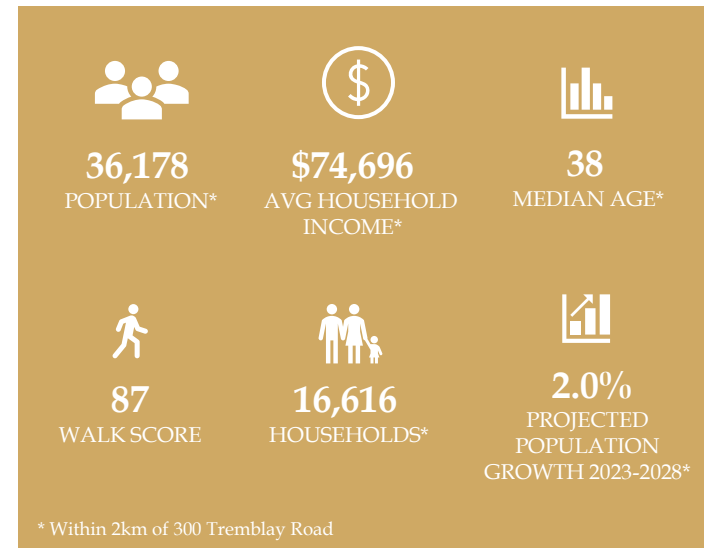
300 TREMBLAY ROAD

AVAILABILITY DETAILS

Type	Size (SF)	Rent (Per SF)	CAM (est. 2024)	Availability	Comments
Retail	758	\$30.00	\$13.00	Immediately	Ground floor space of new residential development

HIGHLIGHTS

- High-profile ground floor commercial opportunity within Mata Living, a new modern mixed-use development at 300 Tremblay Road, featuring a strong built-in residential customer base.
- Located in a growing and evolving urban neighbourhood with increasing residential density, surrounded by established communities and ongoing mixed-use and residential development.
- Excellent accessibility from Tremblay Road, a key east-west corridor, with convenient connections to major arterial routes and nearby Highway 417 on/off ramps.
- Immediate area includes a diverse mix of residential buildings, office and institutional uses, hotels, and established commercial nodes, supporting consistent daytime and evening traffic.
- Tenant incentive packages available for qualifying tenants.



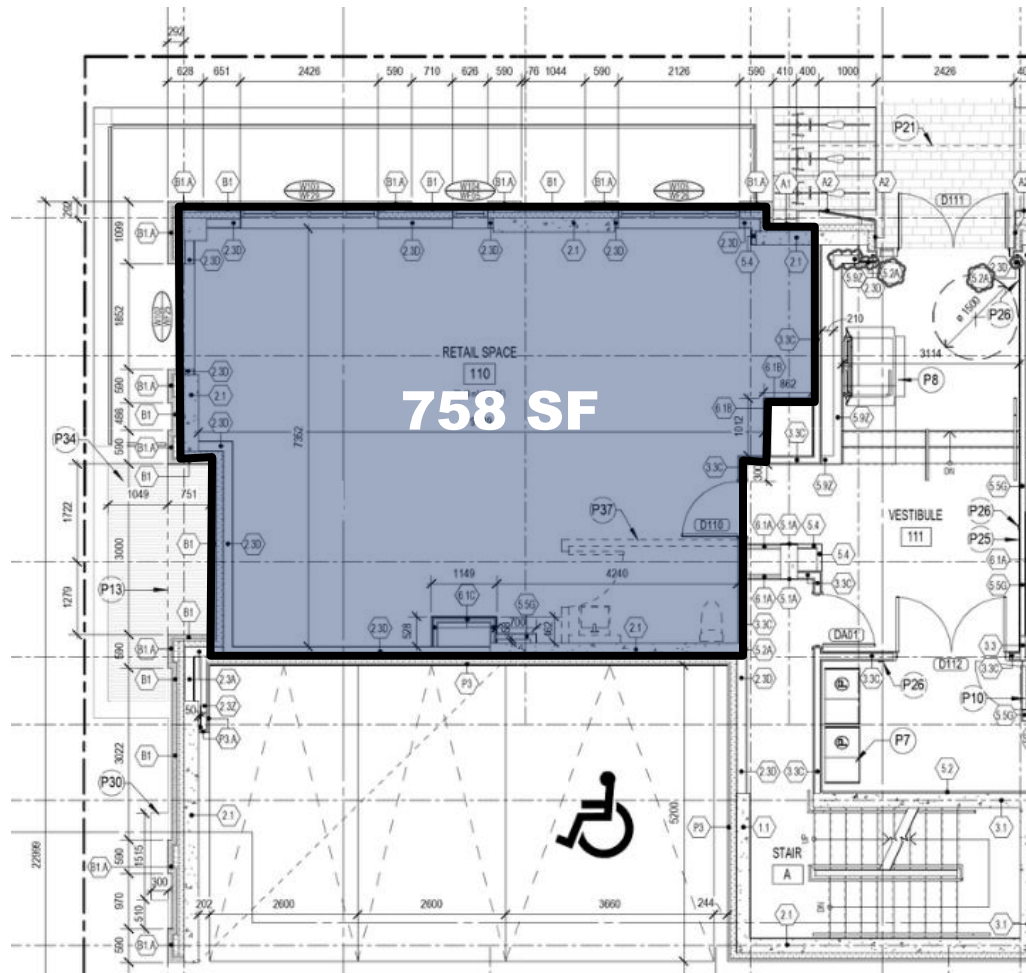
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QUBE PROPERTIES LTD.
REAL ESTATE BROKERAGE
255 MICHAEL COWPLAND
DRIVE OTTAWA ON K2M 0M5

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FLOOR PLAN



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Food Basics **FOOD BASICS**

ST LAURENT **ST. LAURENT SHOPPING CENTRE**

HOLIDAY INN

HIGHWAY 417

Starbucks **STARBUCKS**

BEST BUY **BEST BUY**

Train **TREMBLAY LRT**

CANADIAN TIRE

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