

RETAIL FOR LEASE

665 ALBERT STREET

Ottawa, ON K1R 0H2



JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

TANYA WOLFGAM

+1(613)447.2205

tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF:	1,240 - 9,300 SF
Lease Rate:	\$35 .00 SF/yr (NNN)
Additional Rent:	Approx. \$22.98 SF/yr

PROPERTY OVERVIEW

Located within 100 feet of Pimisi LRT Station, Odenak offers unmatched accessibility and visibility, seamlessly linking Downtown, Centretown, Little Italy and Hintonburg. Surrounded by major city-building projects and amenities—including the new Ottawa Central Library, the future Ottawa Senators arena, and the Canadian War Museum—this location places retailers within over 250,000 residents and potential customers in a 5 km radius. Right next door to LeBreton Flats Park, where over a million visitors attend the Ottawa Bluesfest every year. Modern retail spaces feature double-glazed curtain wall windows across the exterior of all ground level retail units. All utilities extra.

PROPERTY HIGHLIGHTS

- Built-in customer base of 608 residential units (approx. 1200 residents).
- Ground floor retail units in East & West Towers.
- East Tower loading dock access.
- 61 Commercial/Residential visitor paid parking underground.
- Each unit has access to 200 Amp, 600 Volt, 3-phase power.
- Installed HVAC and heat pump units based on 350 square feet per ton.
- Possession for Q3 (July) 2027.

JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

TANYA WOLFGRAM

+1(613)447.2205

tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

665 ALBERT STREET

OTTAWA, ON K1R 0H2

Lease Spaces



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 150W	1,577 SF	NNN	\$35.00 SF/yr
Unit 151W	1,820 SF	NNN	\$35.00 SF/yr
Unit 152W	2,895 SF	NNN	\$35.00 SF/yr
Unit 153W	2,037 SF	NNN	\$35.00 SF/yr
150W-152W Contiguous	7,551 SF	NNN	\$35.00 SF/yr
Unit 150E	2,075 SF	NNN	\$35.00 SF/yr
Unit 151E	1,240 SF	NNN	\$35.00 SF/yr
Unit 152E	1,445 SF	NNN	\$35.00 SF/yr
Unit 153E	1,749 SF	NNN	\$35.00 SF/yr
Unit 154E	2,490 SF	NNN	\$35.00 SF/yr
150E-154E Contiguous	9,300 SF	NNN	\$35.00 SF/yr

JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

TANYA WOLFGRAM

+1(613)447.2205

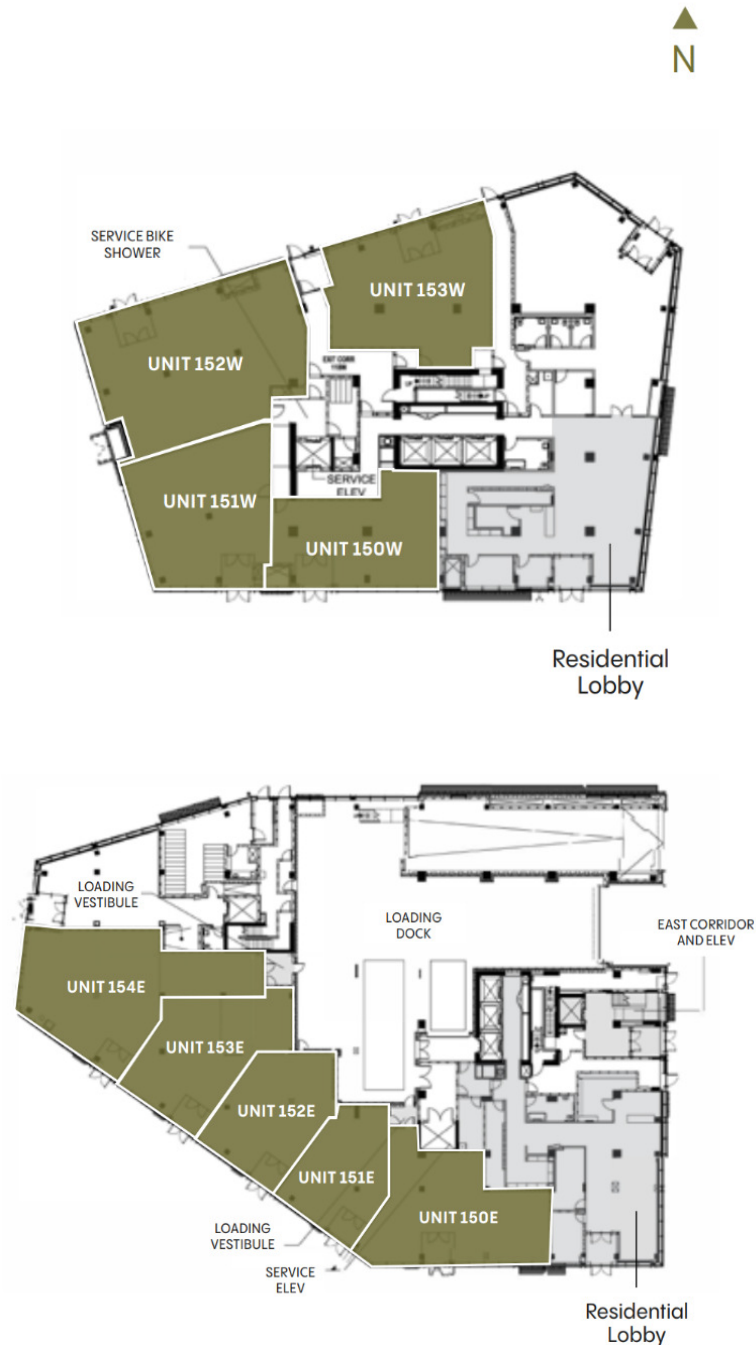
tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

ZINATI
REALTY
COMMERCIAL BROKERAGE

665 ALBERT STREET OTTAWA, ON K1R 0H2

West and East Towers



JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

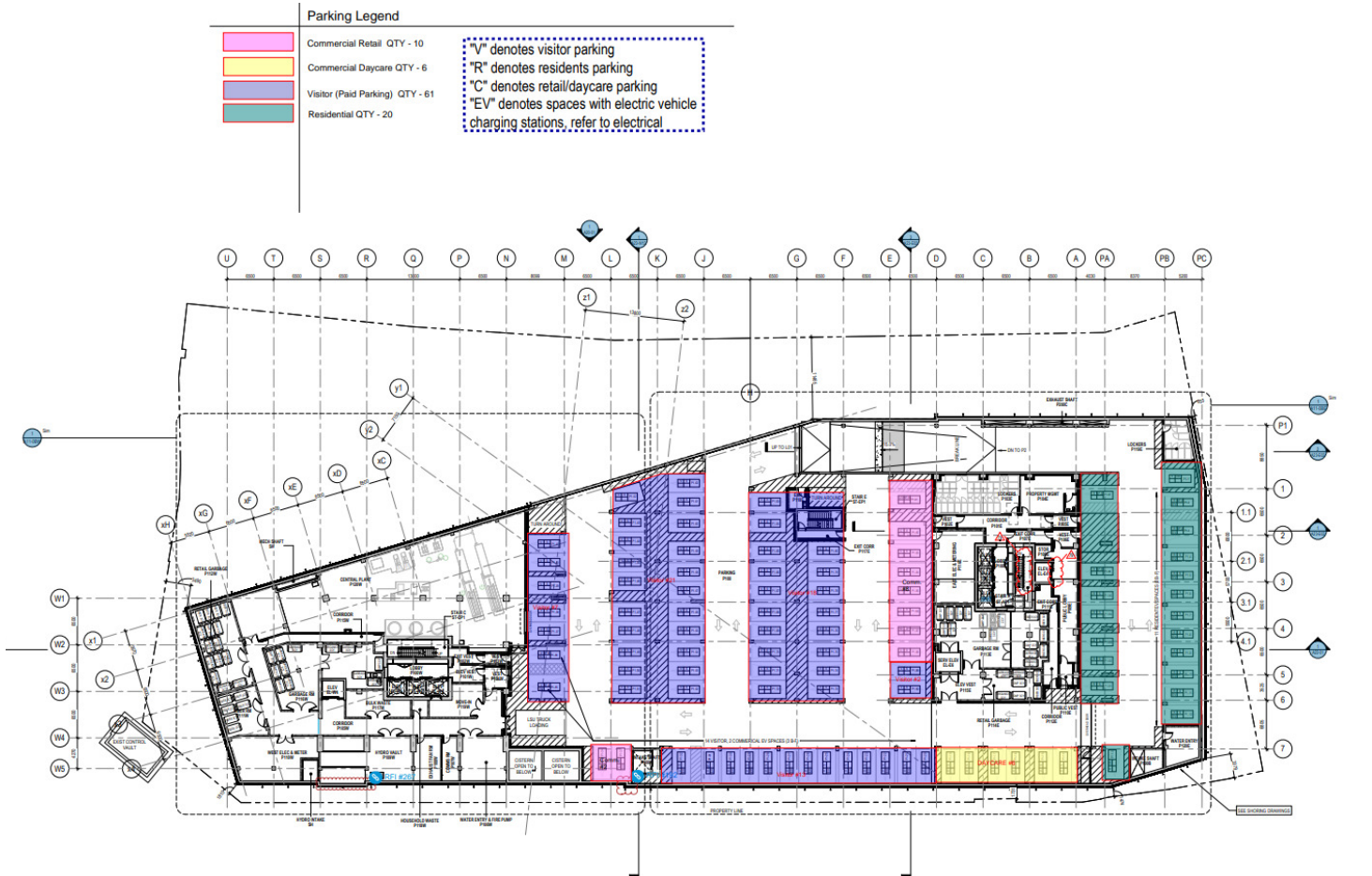
TANYA WOLFGAM

+1(613)447.2205

tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

ZINATI
REALTY
COMMERCIAL BROKERAGE



665 ALBERT STREET
OTTAWA, ON K1R 0H2

Additional Photos



JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

TANYA WOLFGRAM

+1(613)447.2205

tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

ZINATI
REALTY
COMMERCIAL BROKERAGE

665 ALBERT STREET OTTAWA, ON K1R 0H2

Retailer Map



JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

TANYA WOLFGRAM

+1(613)447.2205

tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

ZINATI
REALTY
COMMERCIAL BROKERAGE