

Leasing Opportunity

QU
BE

Prime Retail Storefront

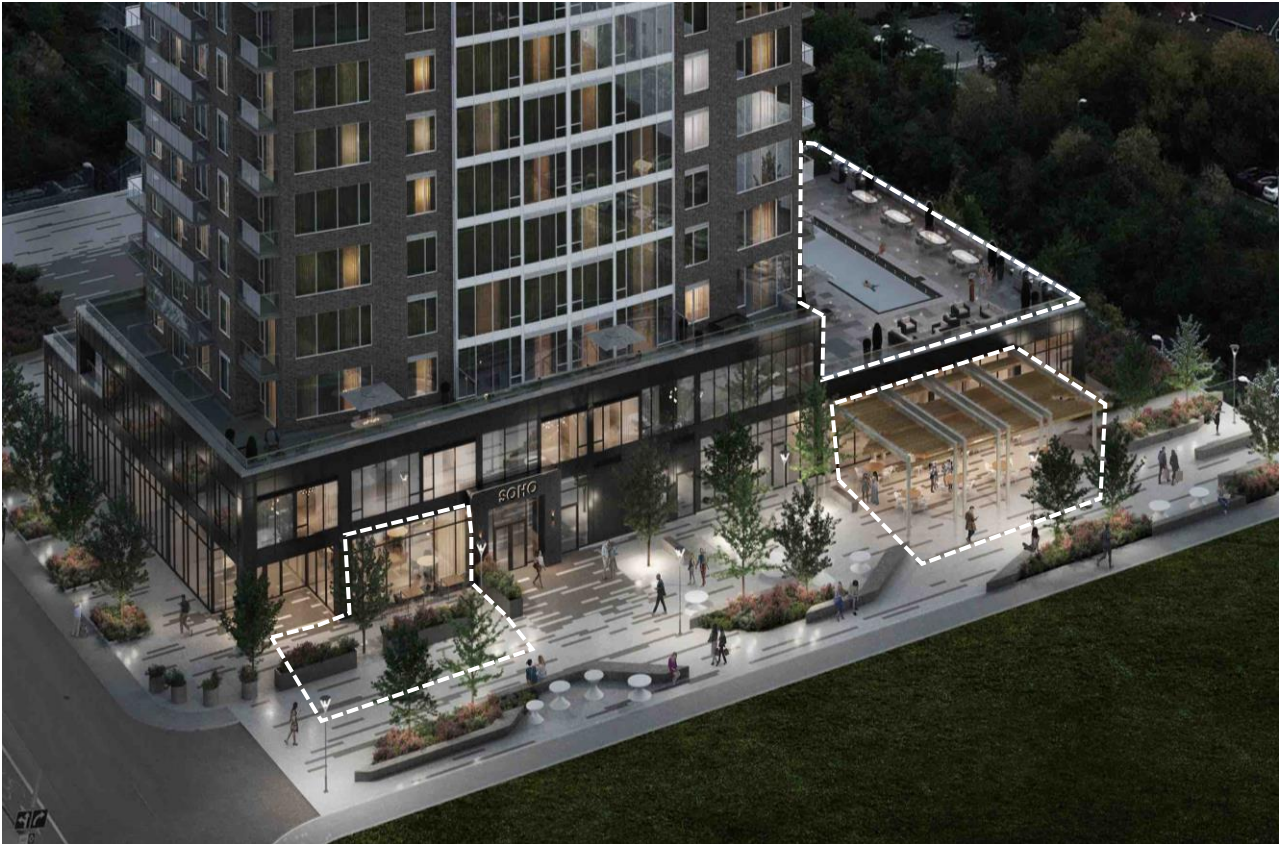
For Lease

115 Champagne Avenue
Ottawa, Ontario

Ottawa's Little Italy Neighbourhood



115 Champagne Avenue | For Lease



Ground Floor Retail – Ideal for Restaurant

Units ranging between 3,000 SF – 6,258 SF with large patio spaces

SoHo Champagne, completed in October 2024 and offering highly desirable retail space at the entrance to Little Italy, a true mixed-use community within a high-density residential area. This culturally vibrant neighbourhood features a unique mix of restaurants, bars, shops, and entertainment. The property is located directly across from Dow's Lake and Commissioners Park and is steps from the Dow's Lake O-Train stop. In addition, the new \$2.8 billion Civic Ottawa Hospital Campus is set to open in 2028. The building is also adjacent to the Hickory Street pedestrian bridge, giving residents and patrons easy access to Preston Street.

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115 Champagne Avenue | For Lease

GROUND FLOOR

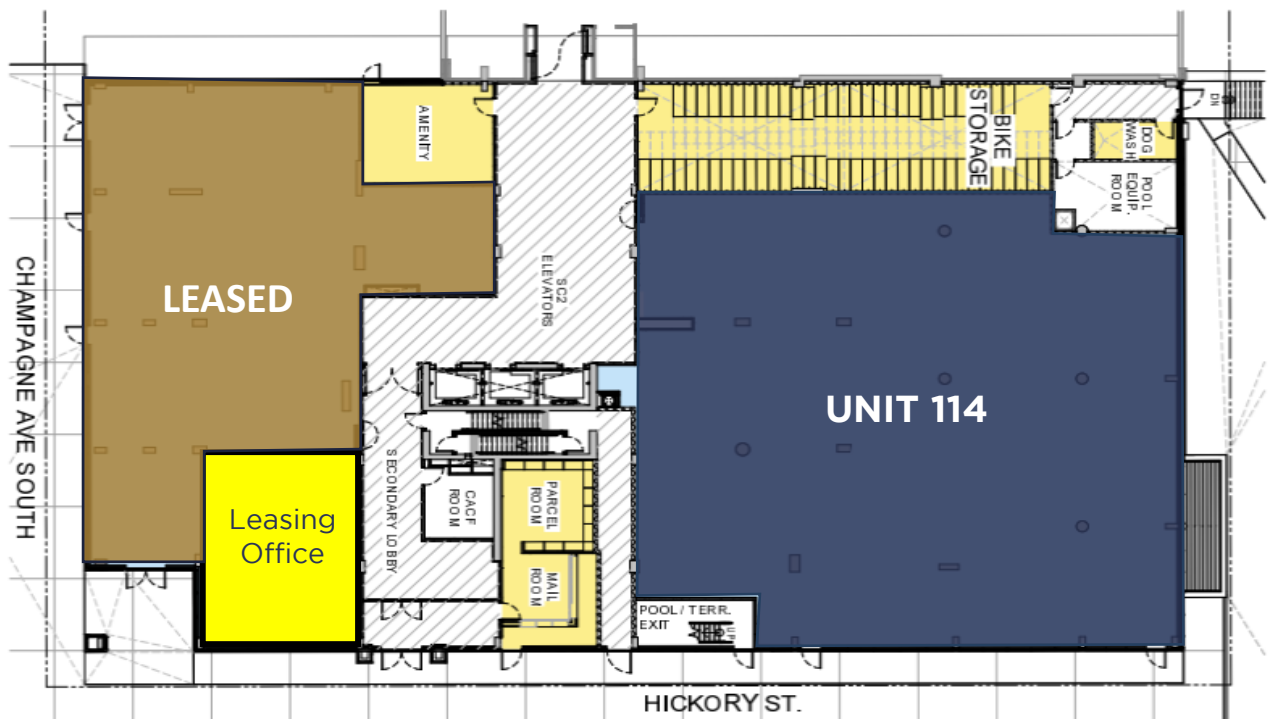
Unit 114 - Available

- 6,258 square feet (divisible)
- Base Rent: \$35.00 per square foot
- Add. Rent: \$15.00 (est. 2024) per square foot
- Potential for large patio on Hickory Street's cobble stone pedestrian road
- Potential to have food and beverage license to serve patrons on second floor patio area

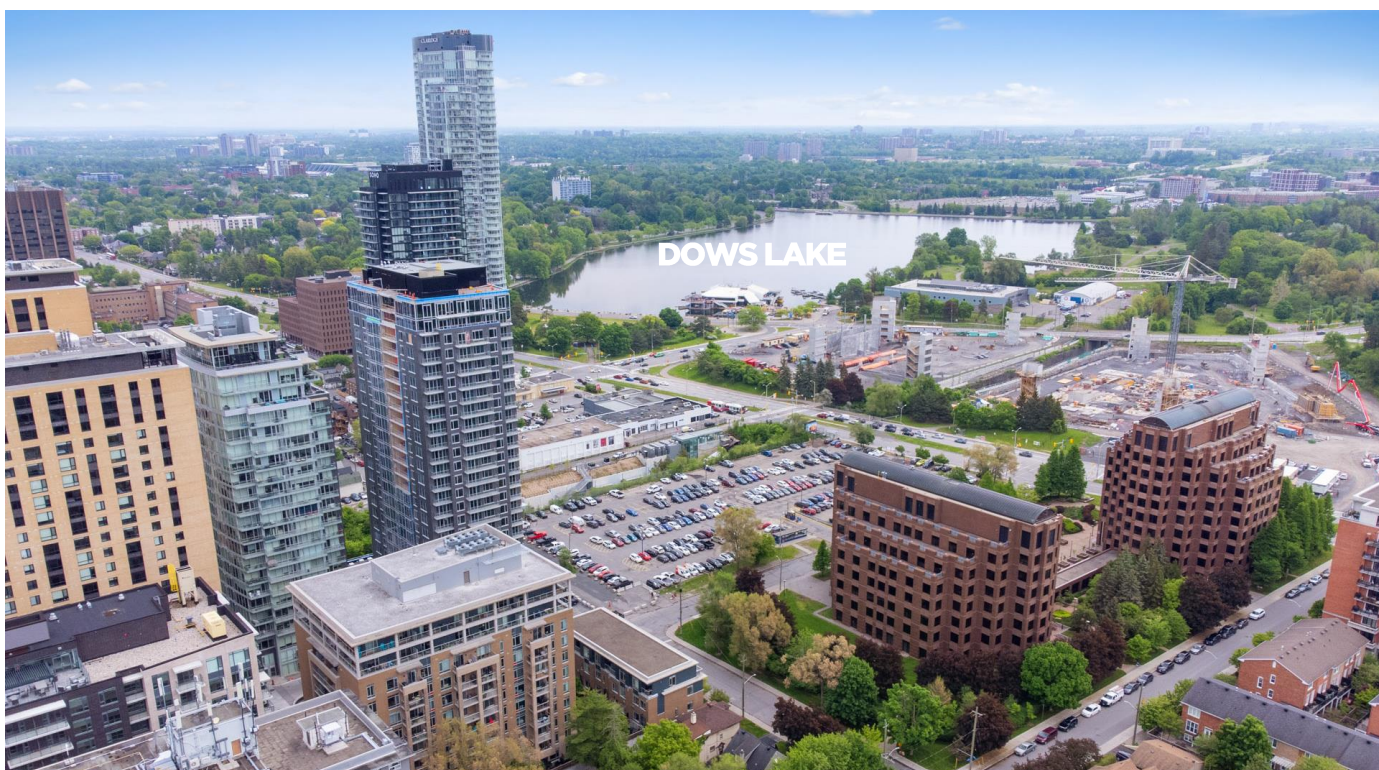
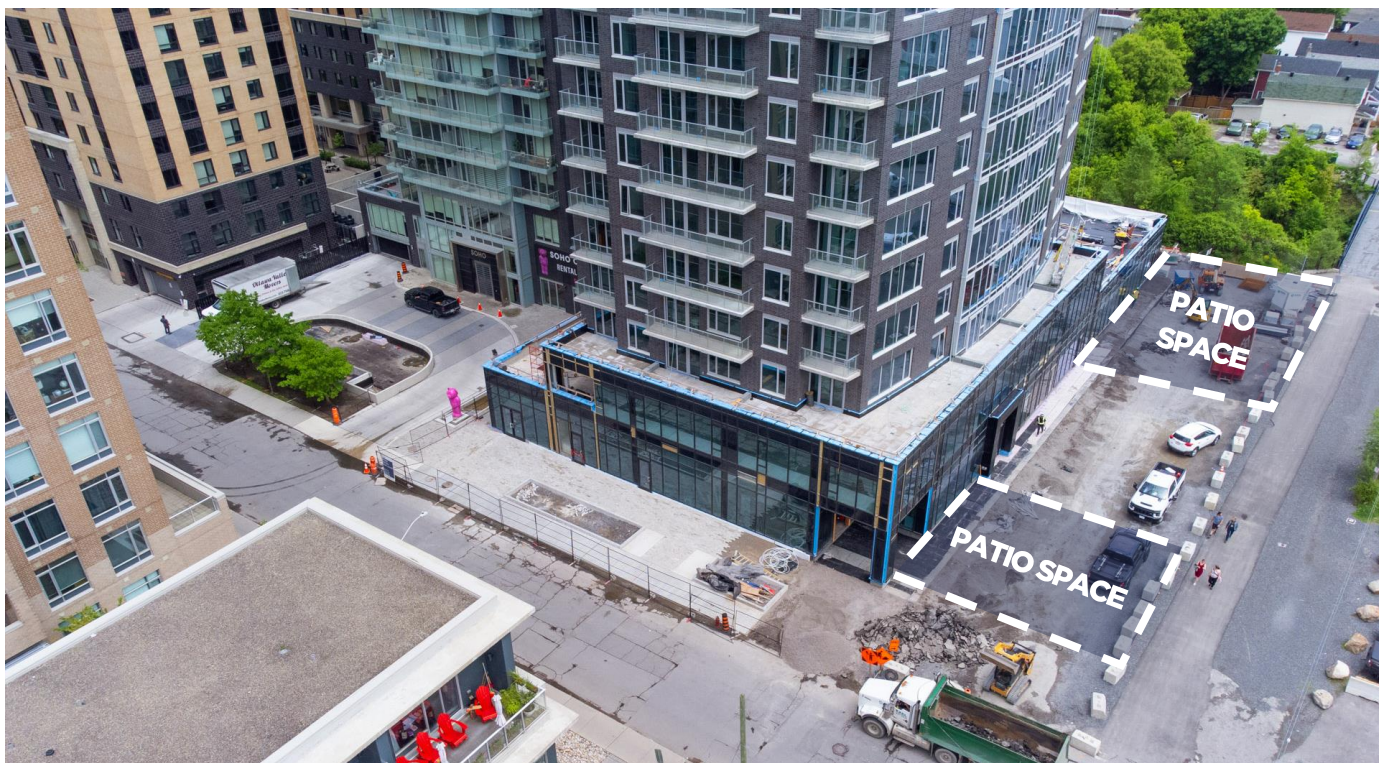
Ideal Users:

- Restaurant/bar, brewery, entertainment venue, dentist, medical office, gallery

FLOOR PLAN



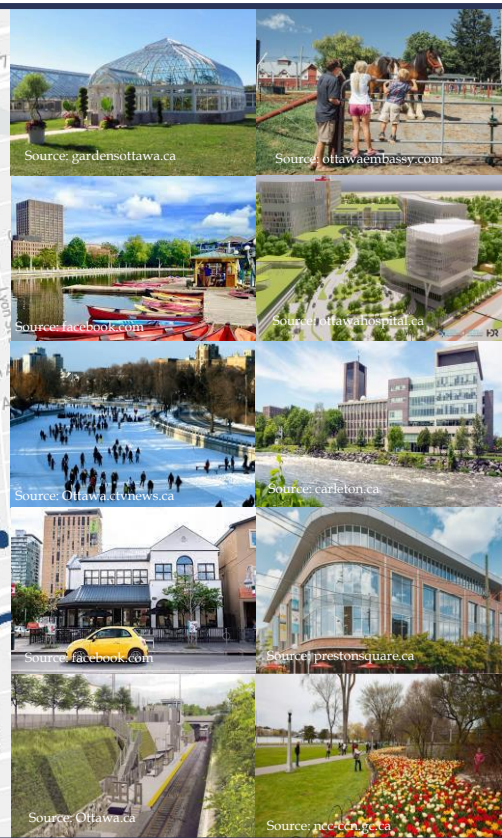
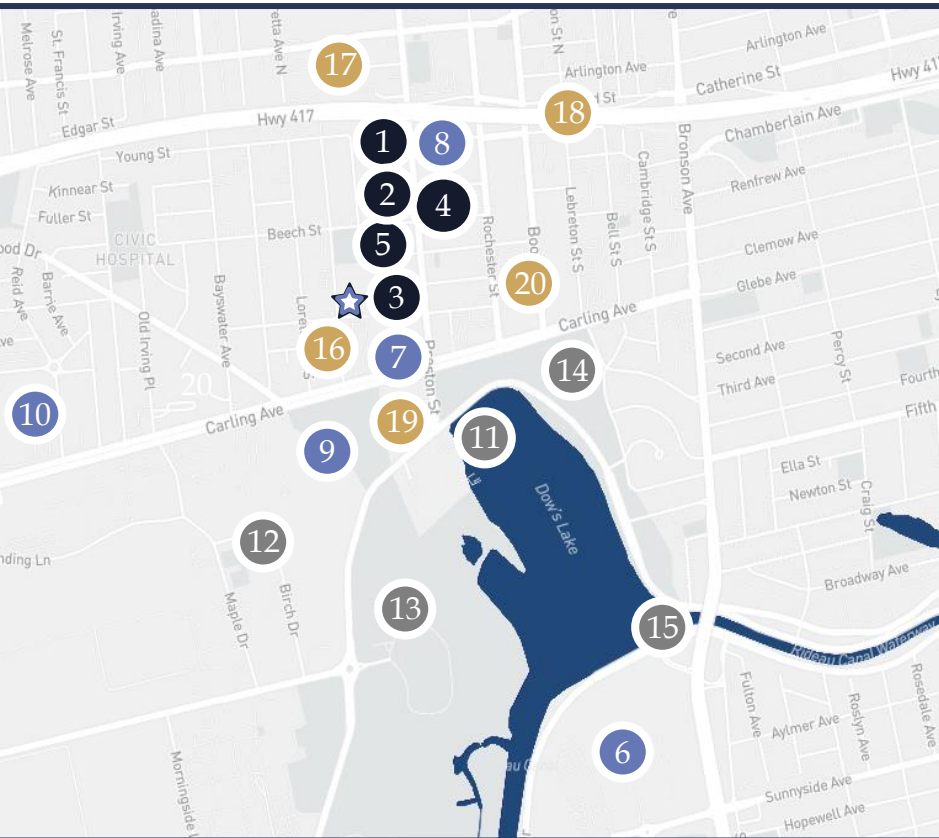
115 Champagne Avenue | Patio Space and Surrounding Area



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115 Champagne Avenue | Location Overview



Retail

1. Giovanni's Restaurant
2. Absolute Comedy
3. Mikaza Furniture
4. The Heart & Crown Preston
5. Mati Restaurant

Employment

6. Carleton University
7. Tesla Service Centre
8. Preston Square
9. New Civic Hospital Campus
10. Civic Hospital Campus

Recreational

11. Dows Lake Pavilion
12. Central Experimental Farm
13. Botanical Gardens
14. Commissioners Park
15. Rideau Canal Skateway

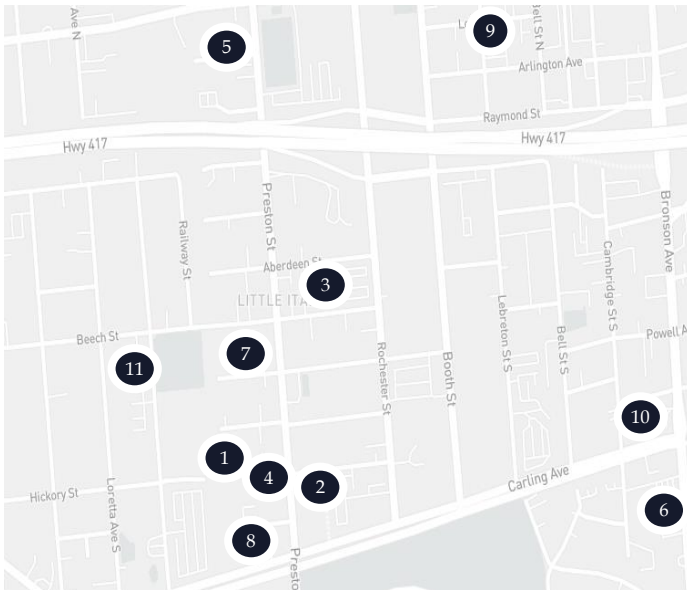
Transit

16. Dows Lake LRT Station
17. Gladstone LRT Station
18. Highway 417
19. Dows Lake Parking
20. Booth Street Parking Complex

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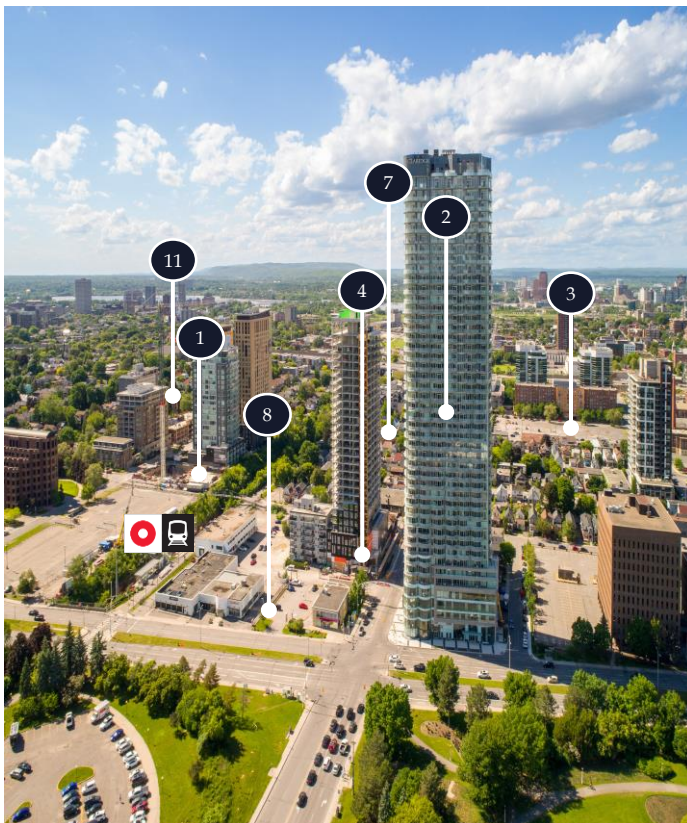
115 Champagne Avenue | Location Overview









LOCATED IN A RAPIDLY DEVELOPING VIBRANT DOWNTOWN NEIGHBOURHOOD

115 Champagne is located near the gateway to Ottawa's Little Italy neighbourhood which is seeing significant growth with +3,500 residential units being added in the vicinity, access to new LRT line and the addition of the city's state of the art \$2.8 billion Civic Hospital.

#	Building	# of Units	Status
1	SoHo Champagne Phase 2	200 units	Under Construction
2	Claridge Icon	318 units	Completed 2022
3	450 Rochester Street	550 units	Pre Construction
4	500 Preston	250 units	Under Construction
5	951 Gladstone	921 units	Pre Construction
6	774 Bronson	172 units	Pre Construction
7	101 Norman Street	117 units	Under Construction
8	845 Carling	1120 units	Pre Construction
9	18 Louisa	139 units	Pre Construction
10	The Clemow	168 units	Under Construction
11	90 Champagne	236 units	Under Construction



 \$103,017 AVG HOUSEHOLD INCOME*	 90 WALK SCORE
 52,922 POPULATION*	 26,038 HOUSEHOLDS*
 38.1 MEDIAN AGE*	 22% POPULATION GROWTH SINCE 2018*

* Within 2km of 500 Preston Street

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