



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:	July 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 Q3 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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COMMERCIAL SALES AND LEASING

DAVID CANTOR

Broker of Record

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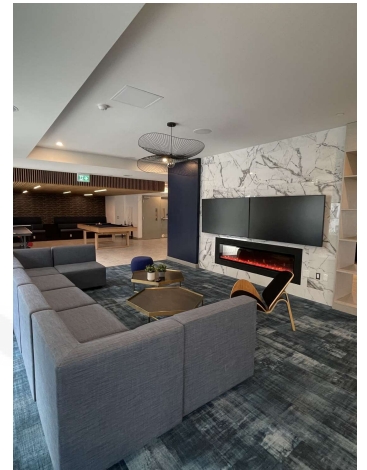


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Additional Photos



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Floor Plan



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	-	Meltych 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	-	1,135 SF	NNN	-	Guardian Pharmacy
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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Location Map



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