

6 BOOTH STREET

FOR LEASE



 **ZINATI**
REALTY
COMMERCIAL BROKERAGE

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Welcome to Zibi, the Waterfront City, a vibrant 34-acre urban community in the heart of the National Capital Region. Situated on Chaudière Island at the shores of the Ottawa River, this new urban oasis is one of the most sustainable and trendy neighbourhoods in Ottawa. The area is characterized by a mix of residential and commercial spaces, attracting a wide range of individuals and businesses that will grow to include 5,000+ residents and 6,000+ office workers.

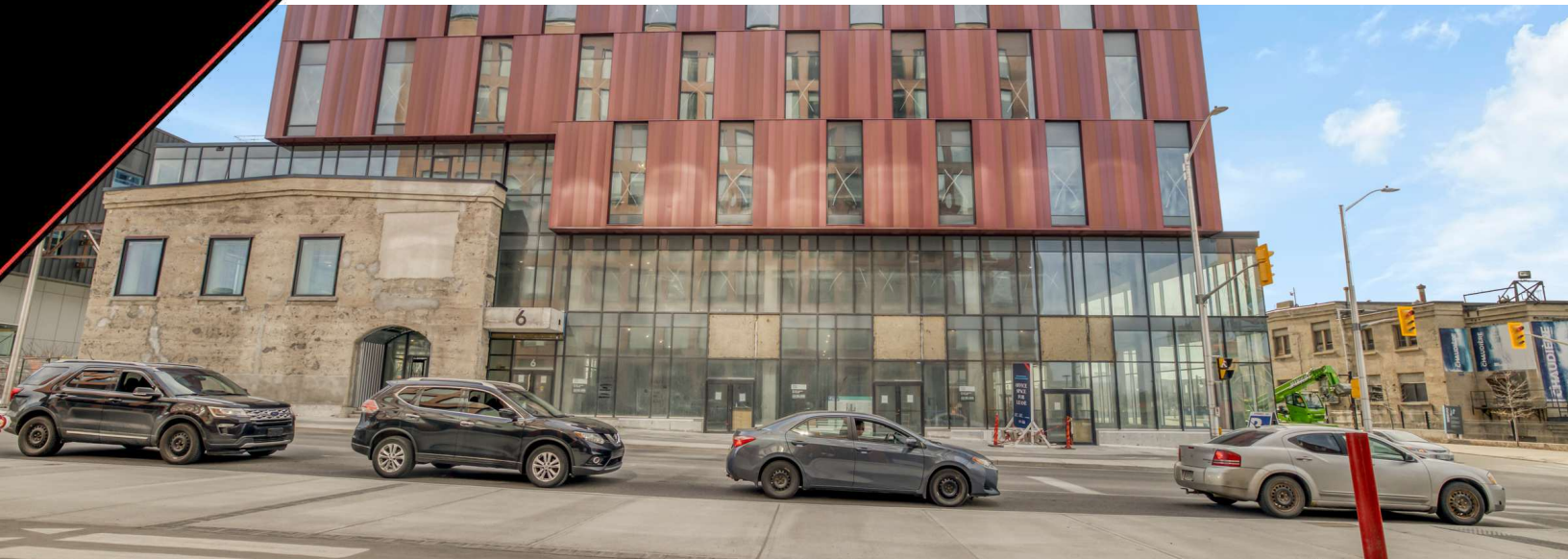
6 Booth Street's striking architecture was inspired by antique photos of the lumber yards once located on the Zibi site. The building is steeped in history and offers several retail options with a prominent location along Booth Street and Head Street Square to the south. An ideal location for a cafe, yoga/fitness studio, clothing store, jewelry boutique, hair or nail salon, spa or restaurant. Zibi will be a place where leisure, entertainment and recreation will be seamlessly integrated.

PROPERTY HIGHLIGHTS

- All suites available immediately
- Underground parking available for tenants and visitors with elevator entry to 6 Booth Street foyer
- Highly accessible by foot, bike, car, bus or O-Train (10 minute walk to Pimisi LRT Station)
- Mixed-Use Downtown zoning (MD5)
- Unrivaled waterfront location, rich in cultural heritage and history
- Minutes from downtown Ottawa, LeBreton Flats, Parliament and downtown Hull
- Zero-carbon emission community

6 BOOTH STREET

OTTAWA, ON K1R 6K8



AVAILABLE SPACES

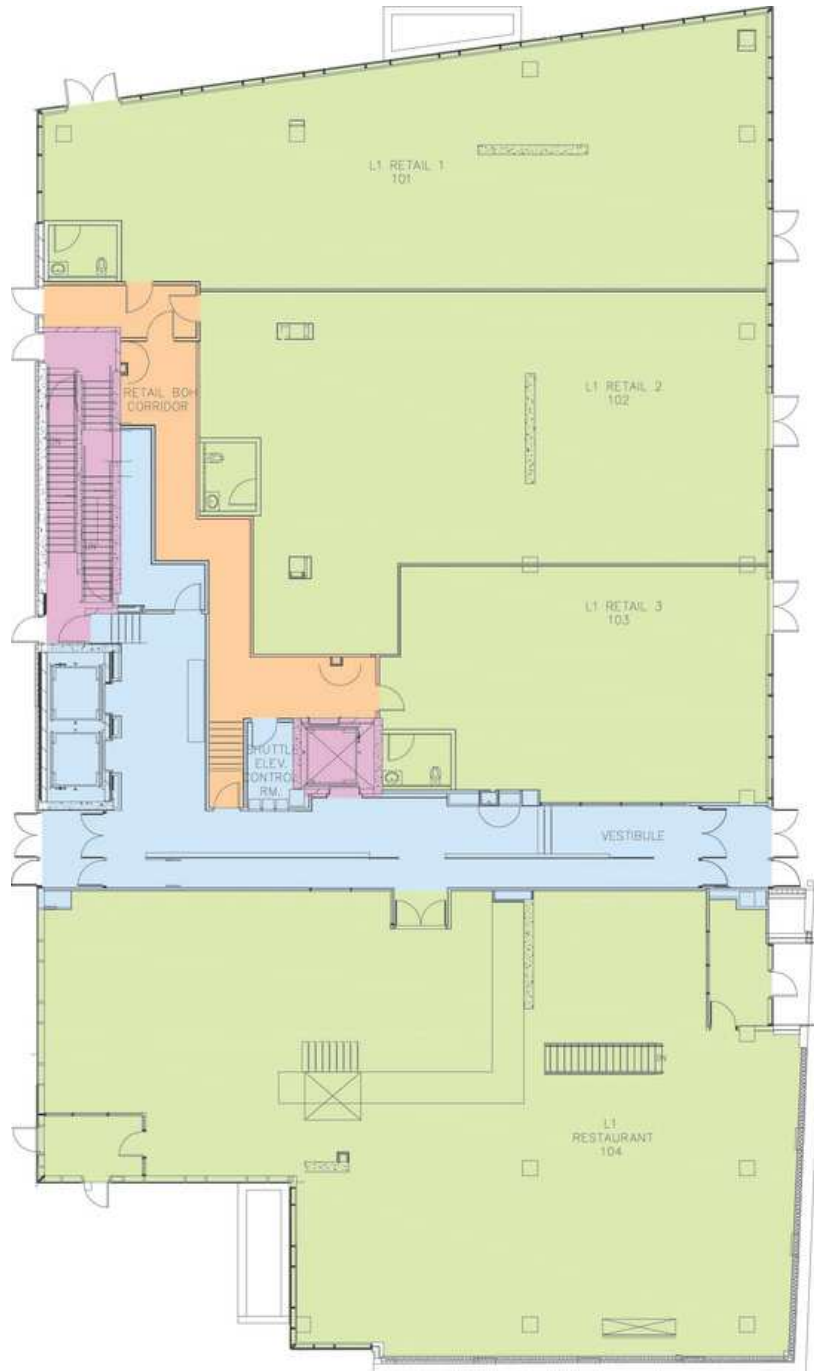
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	2,732 SF	NNN	Contact Zinati Realty	Additional Rent approx. \$18.46 + HST. Utilities extra.
Suite 102	Available	2,731 SF	NNN	Contact Zinati Realty	Additional Rent approx. \$18.46 + HST. Utilities extra.
Suite 103	Available	1,456 SF	NNN	Contact Zinati Realty	Additional Rent approx. \$18.46 + HST. Utilities extra.
Suite 104	Available	*8,542 SF	NNN	Contact Zinati Realty	Restaurant Use Additional Rent approx. \$18.46 + HST. Utilities extra.

* Restaurant space includes patio fronting on Head Street Square with approximately 1,400 SF
Suites 101, 102 and 103 can be combined

6 BOOTH STREET

OTTAWA, ON K1R 6K8

FLOOR PLANS

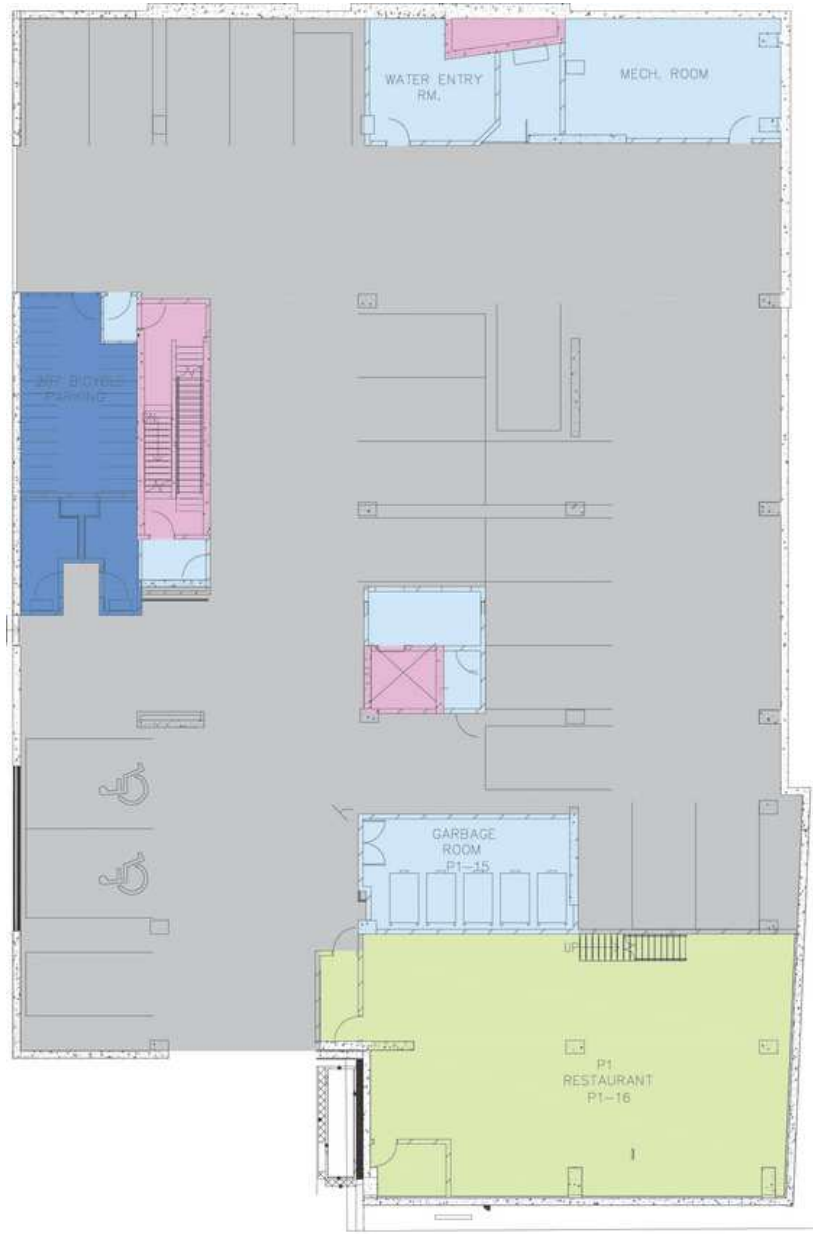


GROUND FLOOR

6 BOOTH STREET

OTTAWA, ON K1R 6K8

FLOOR PLANS



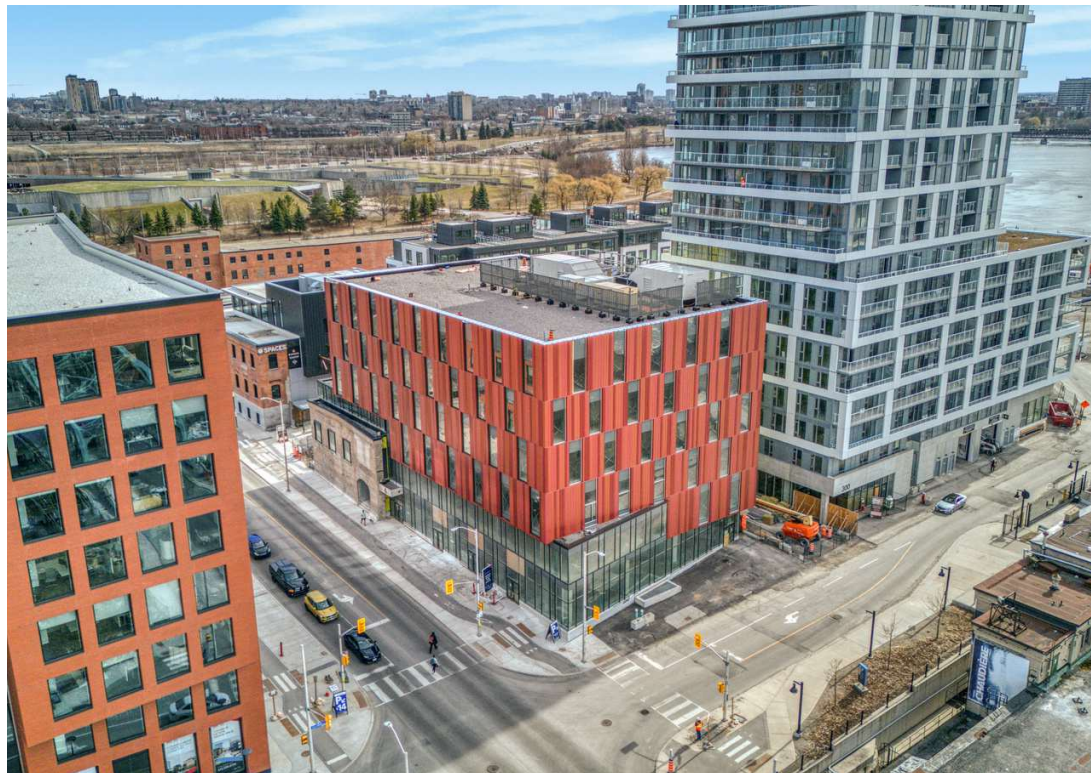
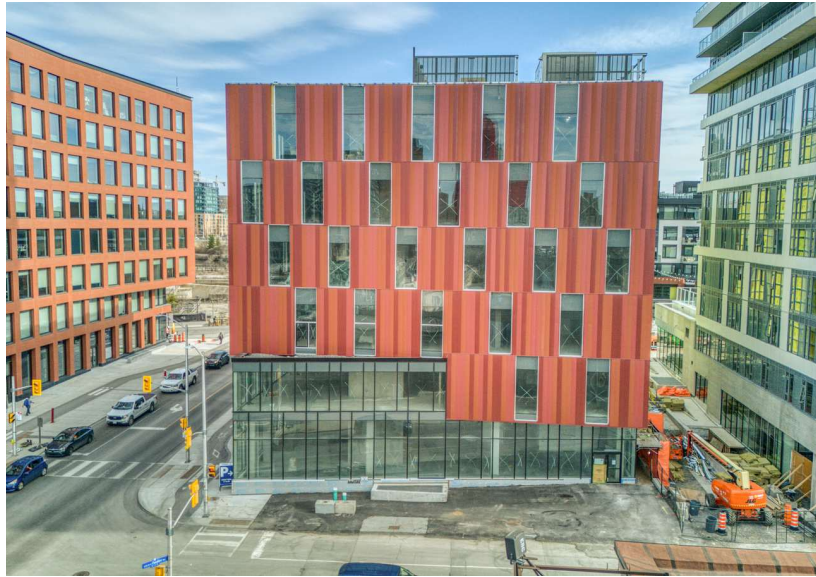
PARKING LEVEL 1

RESTAURANT/KITCHEN AREA (SUITE 104)

6 BOOTH STREET

OTTAWA, ON K1R 6K8

PHOTOS



6 BOOTH STREET

OTTAWA, ON K1R 6K8

MAP



TRUST

ZINATI REALTY

For more information or to schedule a tour,
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