

RETAIL FOR LEASE

665 ALBERT STREET

Ottawa, ON K1R 0H2



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 **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.

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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

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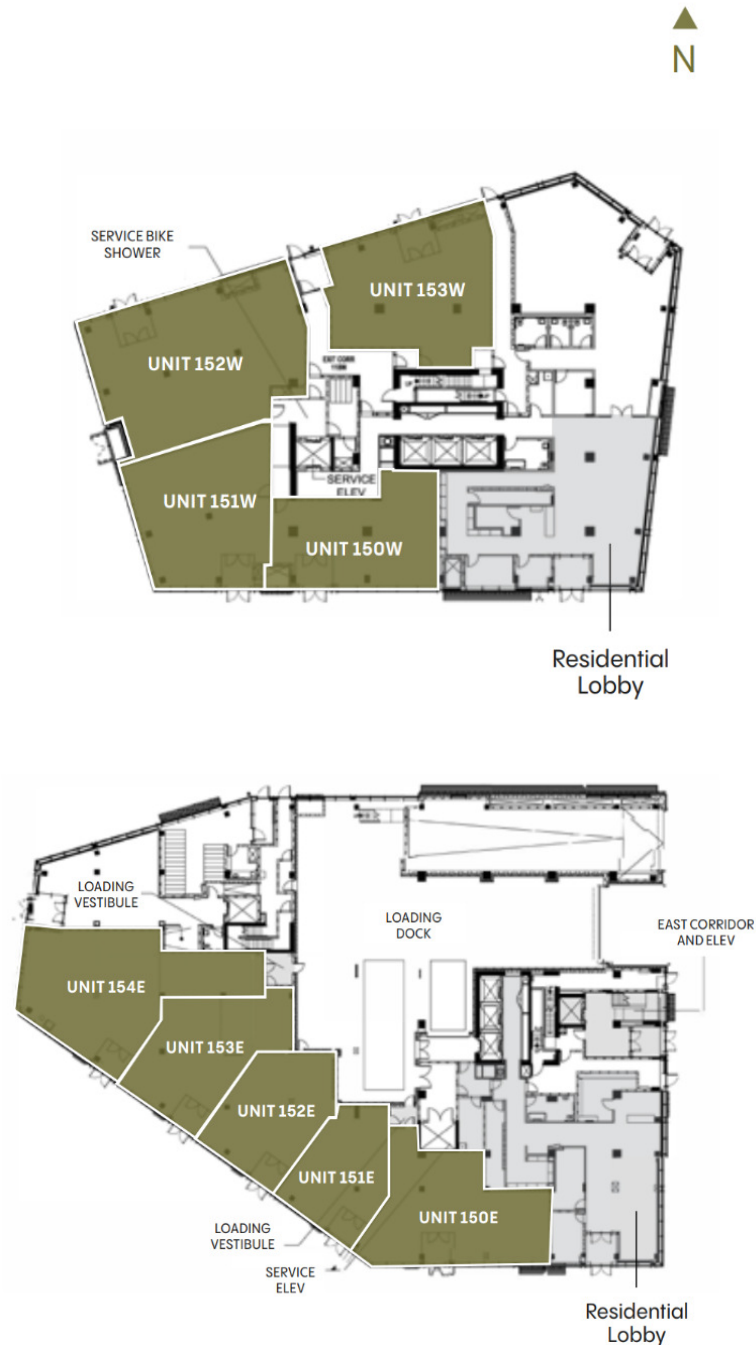
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West and East Towers



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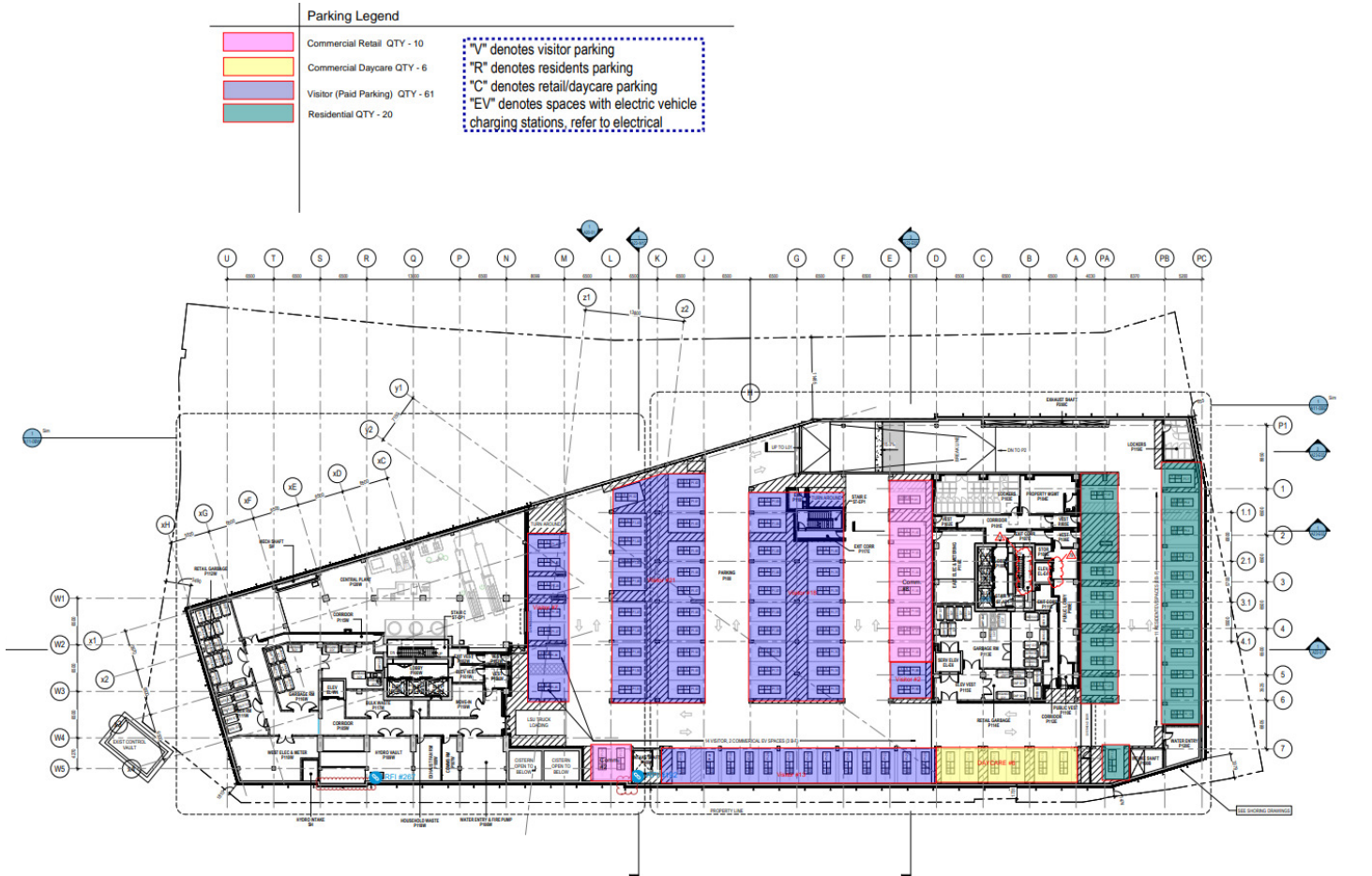
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Additional Photos



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Retailer Map



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