

# ODENAK

665 Albert Street  
RETAIL LEASING AVAILABILITIES



Artist's concept. E.&O.E.

## Rooted in Nature and Heritage

Building toward a people-first sustainable future, 665 Albert Street will become an active conduit to the capital and civic experience, and a building block toward an inclusive vision of community and citizenship.

The path forward for the 665 Albert Street considers the site's Indigenous heritage, and existing topography, its strategic location along the transformational Confederation LRT Line, and the extraordinary potential to create a world-class sustainable, inclusive, and innovative mixed-use community at the river's edge.

# Demographics

	1 KM	3 KM	5 KM
 TOTAL POPULATION	19,772	124,308	248,474
 MEDIAN AGE	35.8	36.2	37.9
 AVG. HOUSEHOLD INCOME	\$104,165	\$113,629	\$115,477
 NUMBER OF HOUSEHOLDS	5,708	62,560	117,999



# Quick Facts

608

Approximate on-site units  
by Q1 2027

- Steps to Downtown, Centretown & Hintonburg
- Immersed in LeBreton Flats
- Curated retail space space



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16,500

Approximate daily  
workers

## SURROUNDING

Immediately adjacent to Pimisi LRT station, Ottawa's new Central Library & the Ottawa Senators new NHL arena and events centre.

100,000

Visitors at Zibi during 2024

## EVENTS

Zibi will welcome over 100,000 visitors in 2024 who flew across the Ottawa River on the Interzip Zipline, were delighted by Cirque du Soleil, explored the Urban Christmas Market, and attended many other events. With the opening of our third purpose built residential rental building we are experiencing increased resident event attendance and expect this trend to continue in 2025.

500,000

Visitors per year to the  
Canadian War Museum

## ATTRACTIONS

The Canadian War Museum is directly adjacent to Zibi and attracts 500,000 visitors per year.

6

Transit routes

## TRANSIT HUB

Directly adjacent to Pimisi LRT station

220

kilometres of biking paths

## CYCLING PATHS

The Capital Pathway is a collection of biking paths that travels across the city with a scope laid out until 2030 that connects to Zibi through the Booth Street Bridge and adjacent to the river.

# Nearby Amenities

## Cultural

- Parliament Hill
- Library and Archives Canada
- Bank of Canada Museum
- Canadian War Museum
- Royal Canadian Mint
- National Gallery of Canada
- Canadian Museum of History
- Gatineau City Hall
- Ottawa City Hall
- National Arts Centre
- National Holocaust Monument
- Bronson Centre
- Théâtre de l'île
- Maison du citoyen
- LIVE! on Elgin
- Future Ottawa Senators Arena

## Clinics & Hospitals

- CLSC St-Rédempteur
- Pharmacie Proxim
- Pharmacie Uniprix
- Centre de Pédiatrie Sociale du Vieux-Hull
- Appletree Medical Centre
- Centretown Community Health Centre
- Rexall Drugstore
- Ottawa Medical Pharmacy
- Shoppers Drug Mart

## Hotels

- Ottawa Marriott Hotel
- Sheraton Ottawa Hotel
- reStays Luxury Boutique Hotel
- Delta Hotels Ottawa City Centre
- Homewood Suites by Hilton Ottawa Downtown
- All Hotel Ottawa
- Sonder Arlo
- Four Points by Sheraton Hotel & Conference Centre Gatineau-Ottawa
- Les Suites Victoria, Ascend Hotel Collection

## Groceries & Liquor Stores

- SAQ
- LCBO
- Beer Store
- Marché Monette
- Marché de l'Outaouais
- Massine's Your Independent Grocer
- Shiraz Food Market
- Sobey's Urban Fresh

## Parks

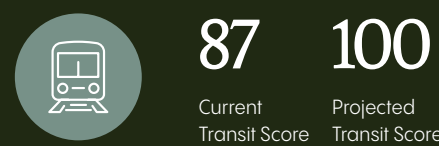
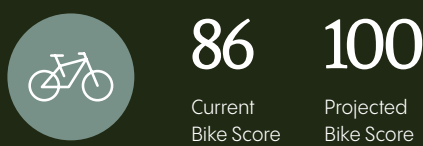
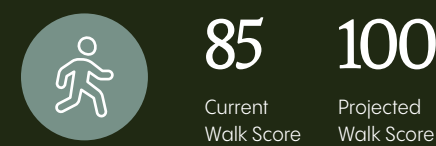
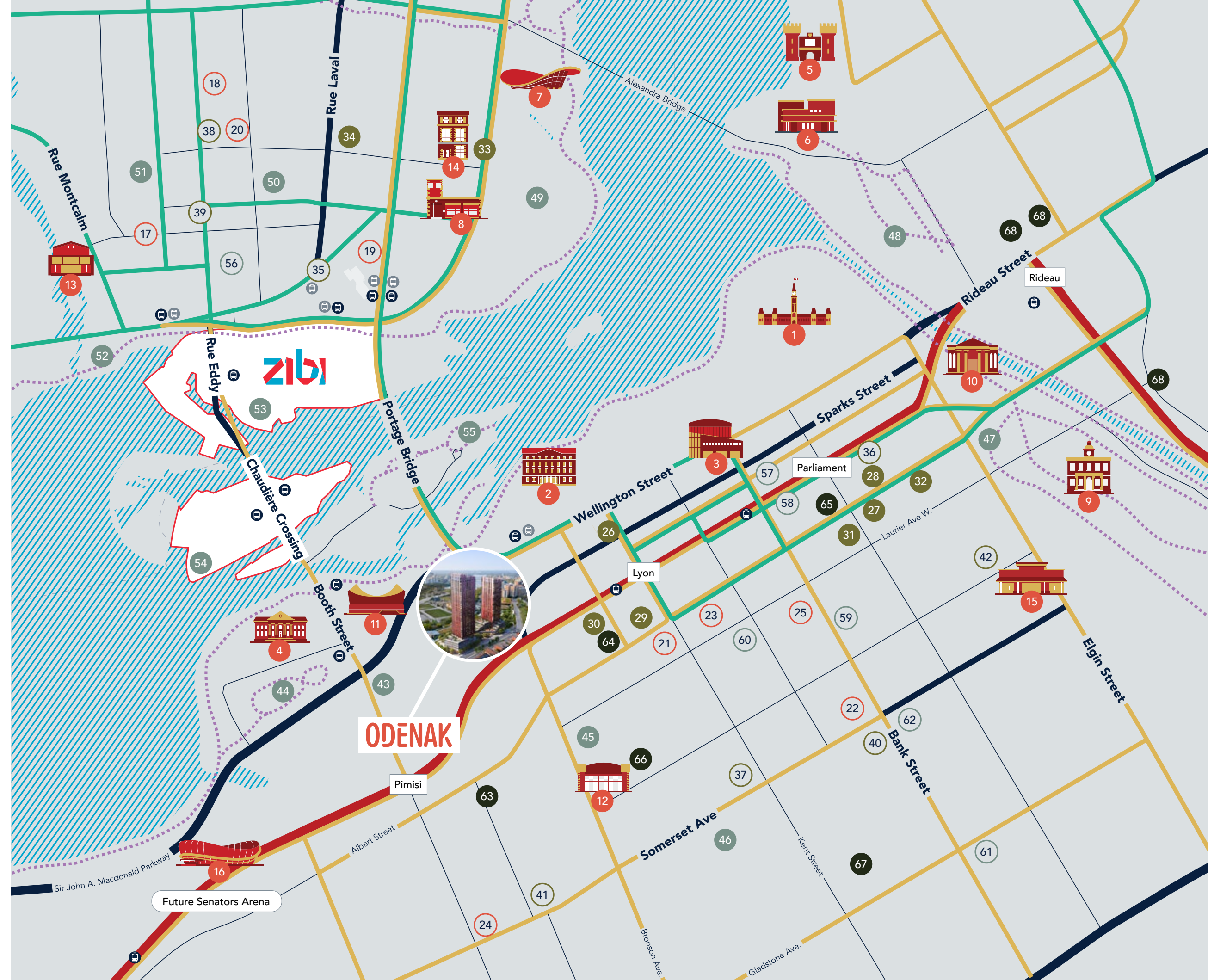
- Pindigen Park
- LeBreton Flats Park
- Tech Wall Dog Park
- Dundonald Park
- Confederation Park
- Major's Hill Park
- Parc Jacques-Cartier
- Parc du Carré-Vaudreuil
- Parc Sainte-Bernadette
- Parc Montcalm-Taché
- Parc Tesasini
- Pangishimo Park
- Victoria Island

## Gyms

- Anytime Fitness
- GoodLife Fitness
- YMCA-YWCA
- UVU Fitness
- Anytime Fitness
- Wheelhouse Cycle
- Pure Yoga

## Residential Developments

- LeBreton Flats
- Claridge Moon Condos
- reResidences
- The Bowery Condos + Lofts
- James House
- uOttawa Student Housing



O-Train Line 1

STO Public Transport

STO Rapibus

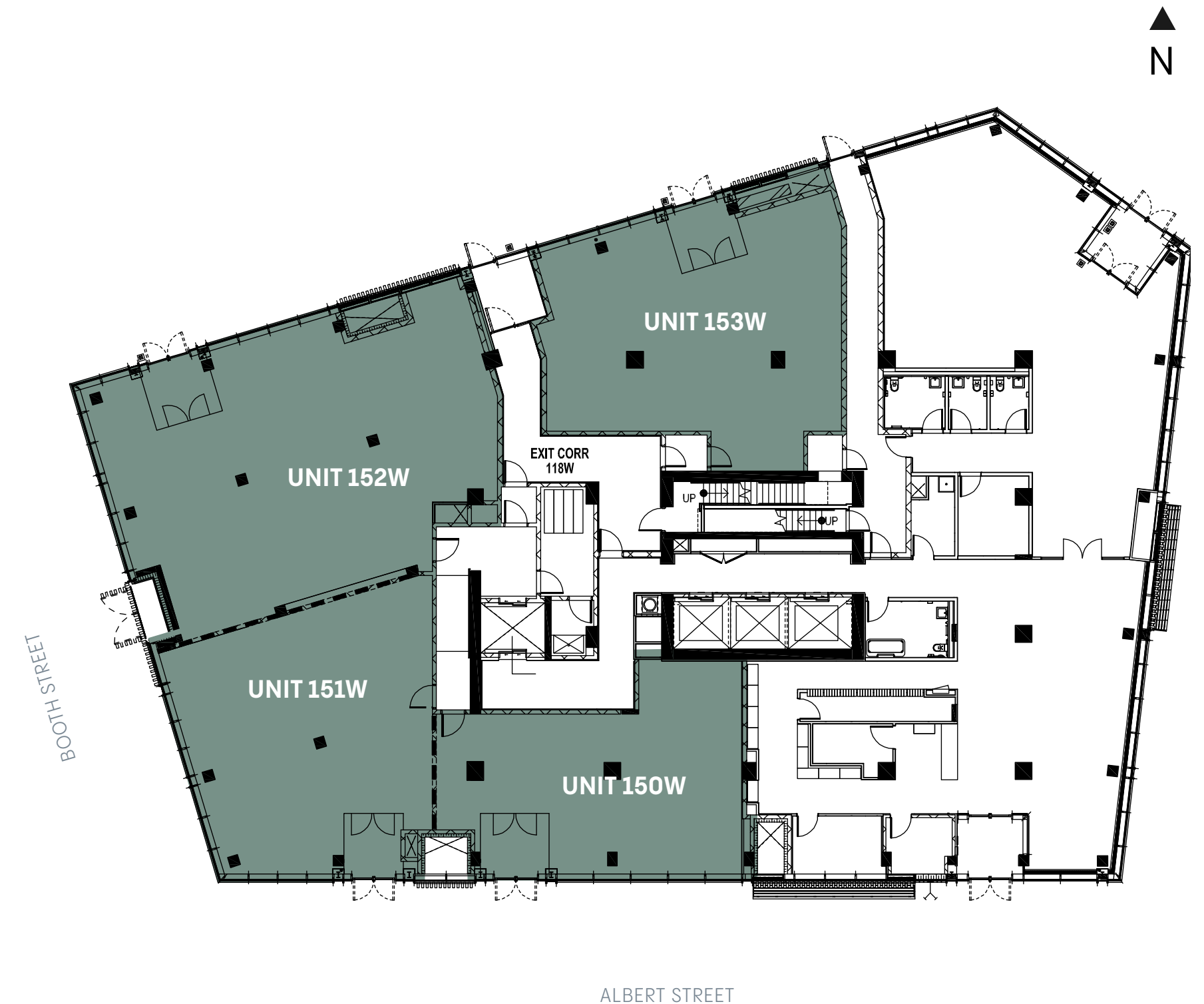
OC Transpo Public Transport

Walk & Bike Paths

The projected Walk Score and Bike Score above reflect the developer's current expectations of the Walk Score and Bike Score upon completion of the project and are subject to change. Dream Unlimited, Dream Hard Asset Alternatives Trust, Theia Partners Incorporated and each of their respective subsidiaries makes no warranties or representations, express or implied with respect to the projected scores. E. & O.E.

# Ground Floor

## West Tower



Unit	SF
Unit 150W	1,868 SF
Unit 151W	2,155 SF
Unit 152W	3,428 SF
Unit 153W	2,412 SF
<b>Units 150W, 151W, &amp; 152W</b>	<b>Contiguous to 7451 SF</b>
<b>Total</b>	<b>9,863 SF</b>

RENTABLE AREA  
 PROPOSED DEMISING WALL

# Ground Floor

## East Tower



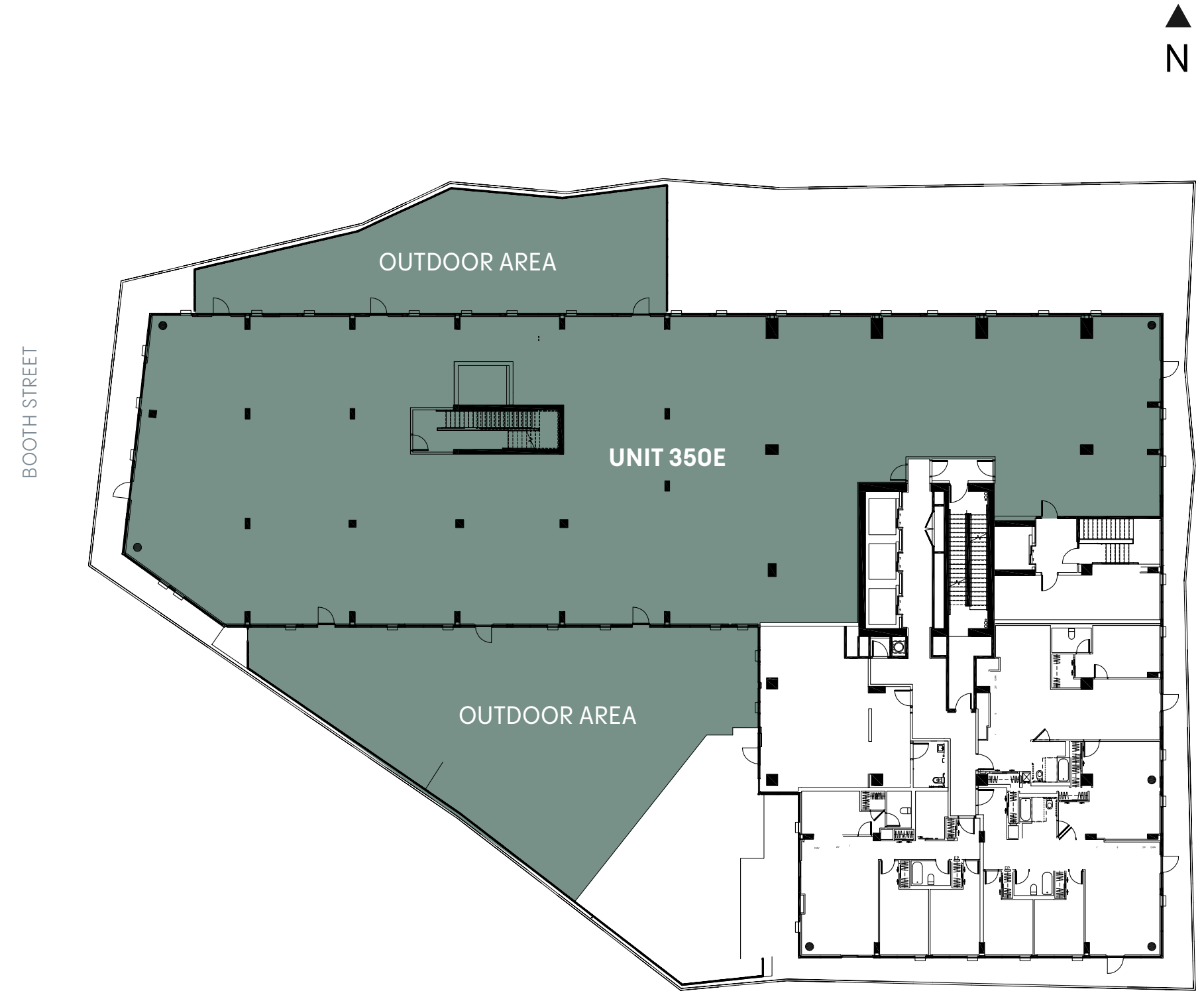
Unit	SF
Unit 150E	2,145 SF
Unit 151E	1,281 SF
Unit 152E	1,495 SF
Unit 153E	1,807 SF
Unit 154E	2,573 SF
<b>Total</b>	<b>Contiguous to 9300 SF</b>

# Third Floor

## East Tower – Childcare Premises



Indoor Area	SF	Outdoor Area	SF
350E	12,176 SF	North	1,879 SF
		South	3,337 SF
		<b>Total</b>	<b>5,216 SF</b>



RENTABLE AREA

# Future Ottawa Senators Arena

The Ottawa Senators have secured a 10-acre plot of land at LeBreton Flats to build their new home, a multipurpose arena set to be valued at \$1 billion. Not only is the development expected to boost downtown foot traffic and create a vibrant hub for future residents and visitors, it is an opportunity for the Senators to be close to their downtown community.

In addition to hockey games, the arena is also expected to attract audiences for other major events, thereby enhancing Ottawa's cultural scene.



Artist's concept. E.&OE



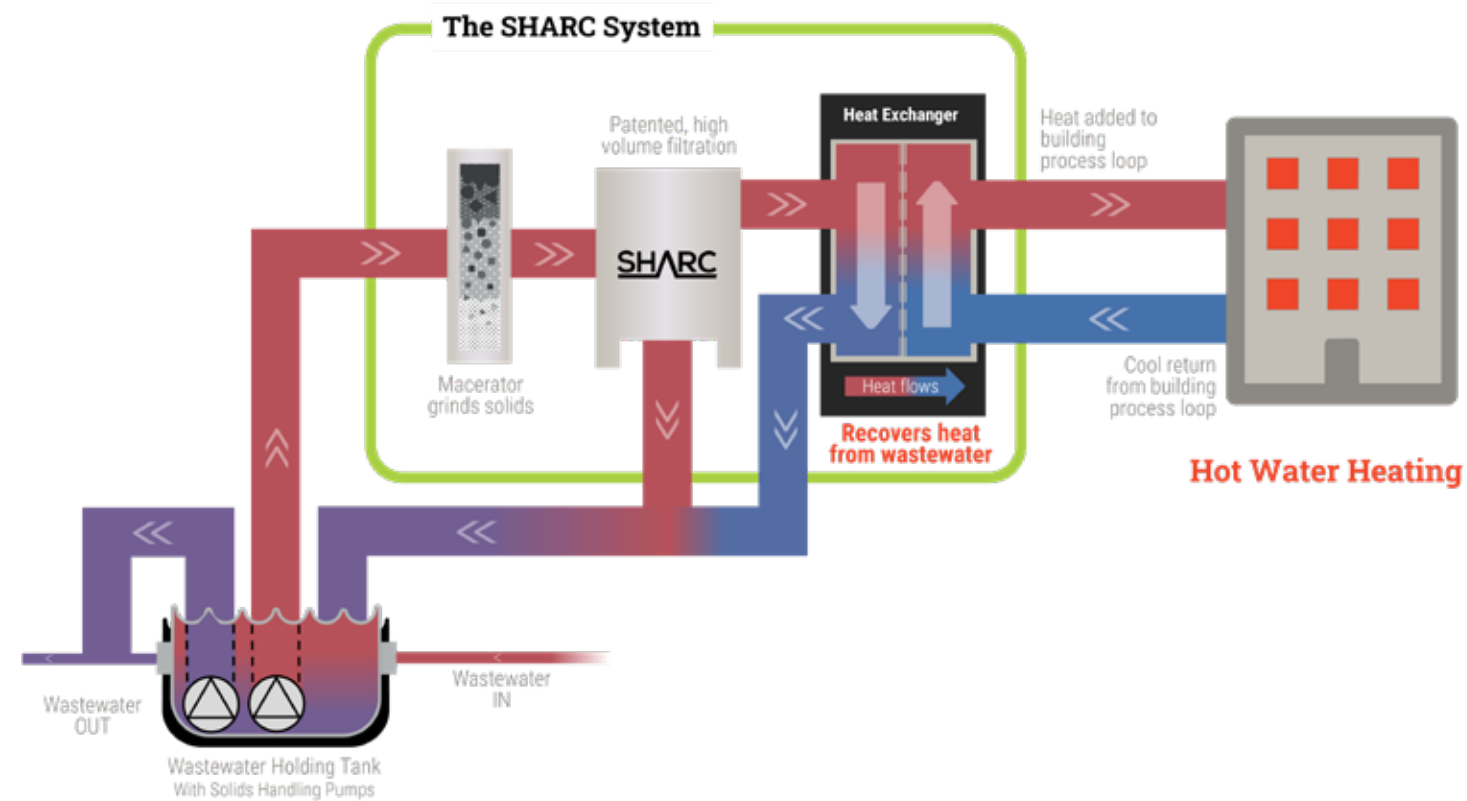
# Sustainability

To meet our net zero goals, the design team is focused on several key features:

- High-performance building envelope assemblies
- Optimized window area
- Efficient ground-source heat pumps connected to a geothermal system
- Efficient ventilation systems in residential units
- On-demand ventilation for corridors
- Reusing heat from wastewater and electrical rooms
- Low-flow water-saving fixtures
- CO2 sensors for demand control ventilation in common areas
- High-efficacy lighting fixtures, such as LED, throughout the building
- Rooftop solar photovoltaic system
- Lower embodied carbon material selection

## Sewage Energy Exchange System (SEES)

The Sewage Energy Exchange System (SEES) project is a joint venture between the City of Ottawa, Hydro Ottawa, Dream Unlimited, and Theia Partners to power developments sustainably. By using the SHARC Series, Odenak will generate thermal energy that's clean, renewable, and fossil fuel free by using wastewater to heat and cool buildings.



# Dream Impact

Impact investing forms an integral part of who we are, how we invest and how we have done business for more than 25 years.

Dream has a proven track record of building better communities. We generate strong financial returns by creating unique, inclusive assets which have lasting positive impacts on the lives of our residents, customers and stakeholders.

Impact investing encompasses more than the investment alone. By managing investments for impact, Dream provides enhanced access to a broad range of investment opportunities that achieve stronger market returns with positive, measurable social and environmental outcomes.

Our impact investing verticals were designed with the universally recognized and accepted United Nations Sustainable Development Goals (UN SDGs) in mind.

## Affordable Housing

Invest in mixed-income communities that are transit oriented and located close to employment opportunities and offer lower relative cost of living.

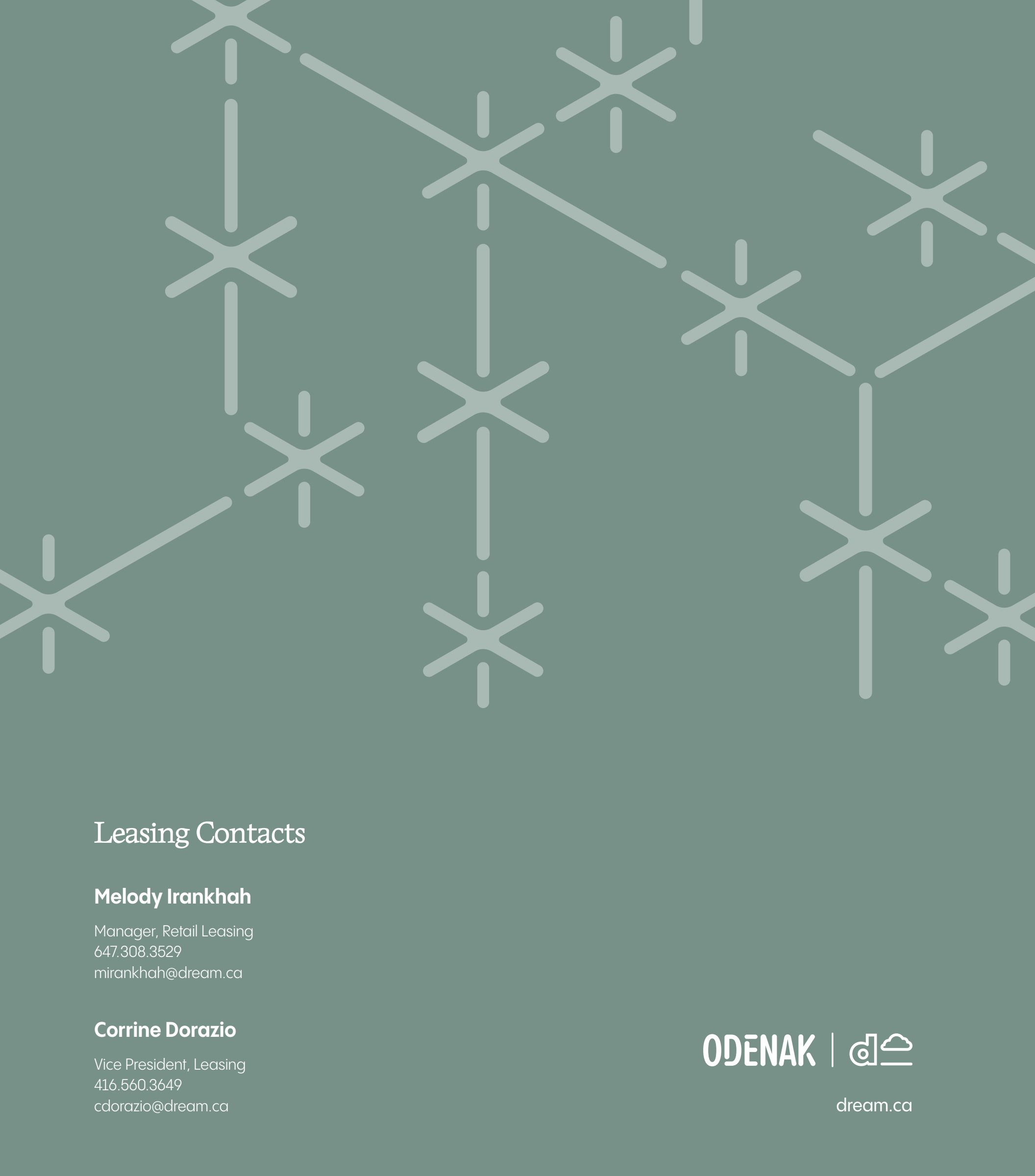
## Inclusive Communities

Create communities that generate positive social outcomes for all groups, with a focus on indigenous peoples and women's empowerment.

## Resource Efficiency

Develop sustainable real estate that optimizes energy use, limits greenhouse gas emissions, and reduces water use and waste.





## Leasing Contacts

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**ODENAK** | 

[dream.ca](http://dream.ca)