



# Retail For Lease

## Prime Opportunity for Retail in the ByWard Market

90 George Street, Ottawa





## Overview

- Located at the heart of the ByWard Market, the number one touristic attraction in Ottawa
- Steps from the LRT's Rideau station and close to Ottawa's arterial routes
- Excellent retail co-tenancy
- Close proximity to Rideau Centre
- Excellent signage opportunity

## ByWard Market

The ByWard Market is Ottawa's number one tourist attraction, and is the premier destination for shopping, dining, arts, entertainment and professional services for residents and visitors. This area averages 50,000 visitors per weekend in the summer months. It is home to both a local farmers' market and artisans with many stands, as well as over 600 businesses\*

\*Source: <http://byward-market.com/en/home/>

# Property Details

**UNIT 100 + PATIO** | 6,299 SF (Facing George Street)

**TERM** | 10 Years

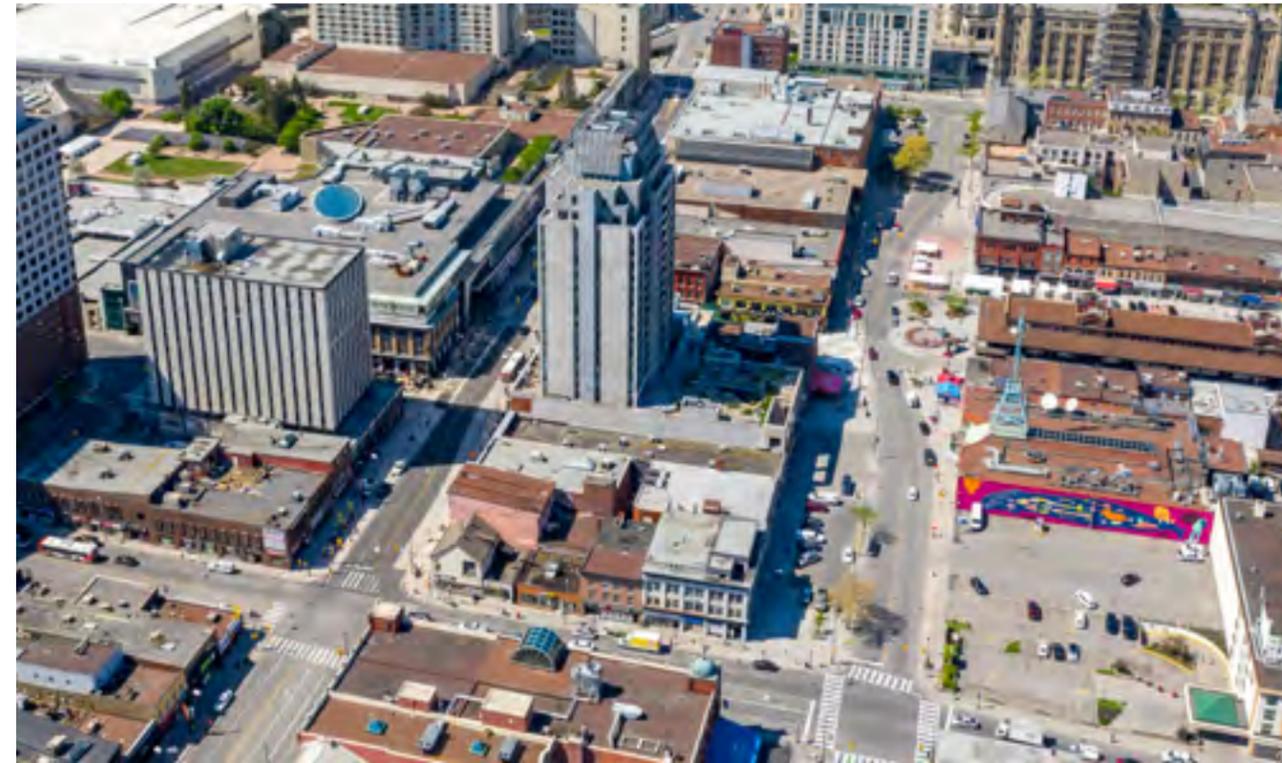
**AVAILABLE** | Immediately

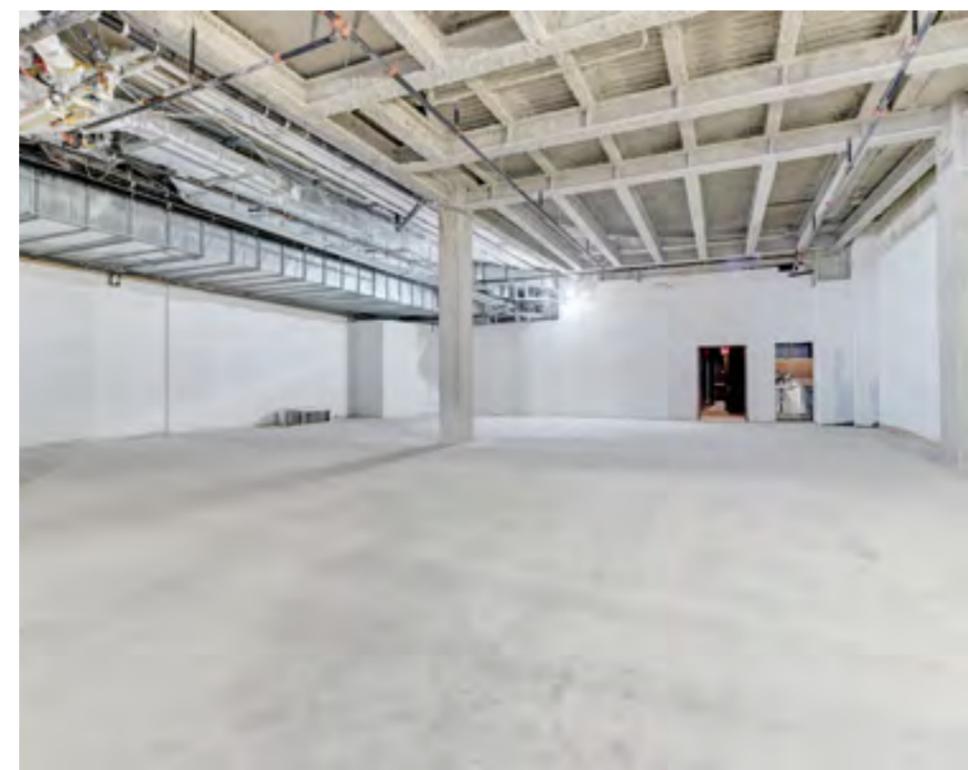
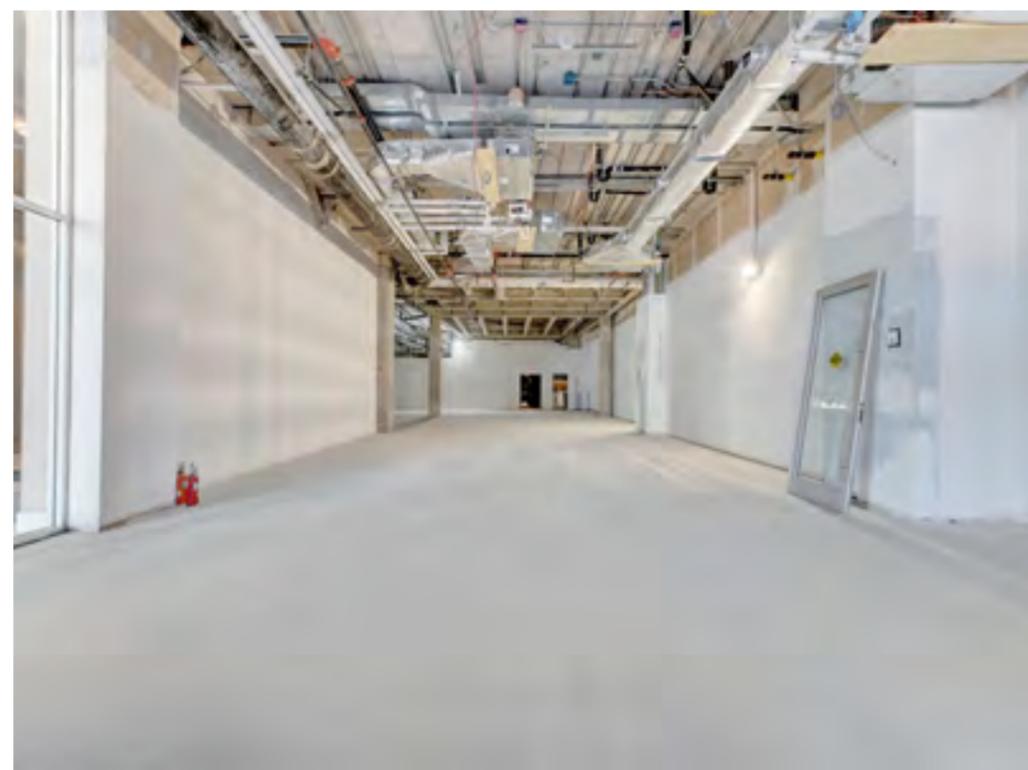
**NET RENT** | Contact Listing Brokers

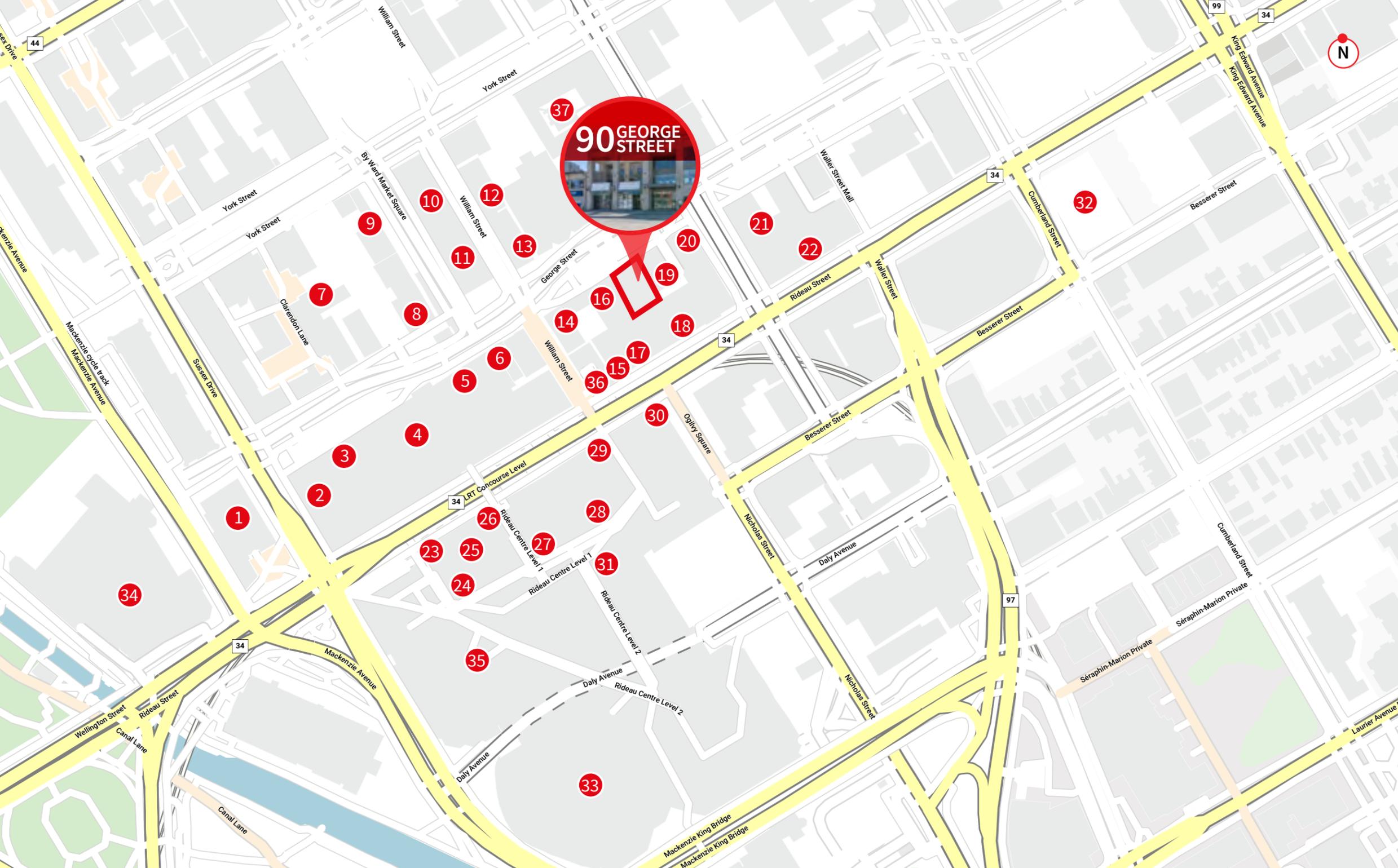
**ADDITIONAL RENT** | \$19.21 PSF (est. 2021)

# Highlights

- Valet parking and parking spaces available underground
- Booming local residential condominium market
- Surrounded by the most active restaurant and bar scene in Ottawa
- Retail around/ well known banners including: Anytime Fitness, Beaver's Tails, Chatime, RBC bank, Scotiabank, Urban Outfitters, etc..
- The connected office building draws urban professionals that want to be in the centre of it all
- Daily traffic counts
  - George St & Dalhousie St
  - Vehicles: 14,895 vehicles/day (2019)
  - Pedestrians: 34,209 pedestrians/day (2016)







# Neighbourhood

- 1 Milestone
- 2 Chapters
- 3 Starbucks
- 4 Hudson's Bay
- 5 Topshop Rideau
- 6 McDonald's
- 7 Planet Coffee
- 8 EQ3
- 9 ByWard Centre
- 10 ByWard Market
- 11 ByWard Cafe
- 12 CACAO 70 Eatery
- 13 Beaver Tails
- 14 The Grand Pizzeria & Bar
- 15 Scotiabank
- 16 Menchie's
- 17 Urban Outfitters
- 18 RBC Royal Bank
- 19 Anytime Fitness
- 20 Giant Tiger
- 21 Chatime
- 22 Cora Breakfast & Lunch
- 23 The LEGO Store
- 24 Call It Spring
- 25 Tim Hortons
- 26 Rideau Station
- 27 BonLook
- 28 Vans
- 29 H&M
- 30 Joey Rideau
- 31 CF Rideau Centre
- 32 Tim Hortons
- 33 Nordstorm
- 34 Fairmont Chateau Laurier
- 35 The Westin Ottawa
- 36 Rideau Station
- 37 Marriot Residence Inn
- 38 Shaw Convention Centre

# Demographics

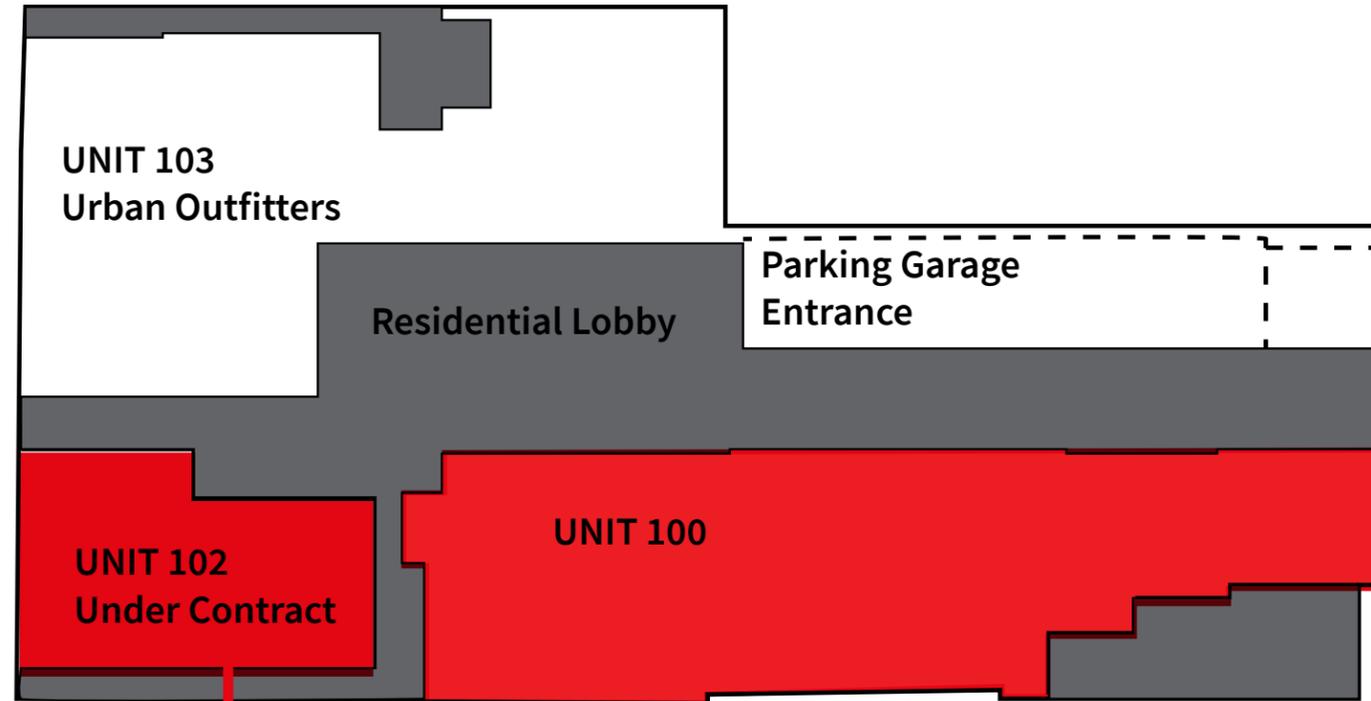
	1km	3km	5km
Population	20,318	125,790	233,362
Daytime Population	43,773	222,949	371,504
Avg. Household Income	\$83,834	\$91,735	\$95,283
Median Age	33.8	37.1	38.6

Source: Statistics Canada, 2021

# Floor Plan

## FIRST FLOOR

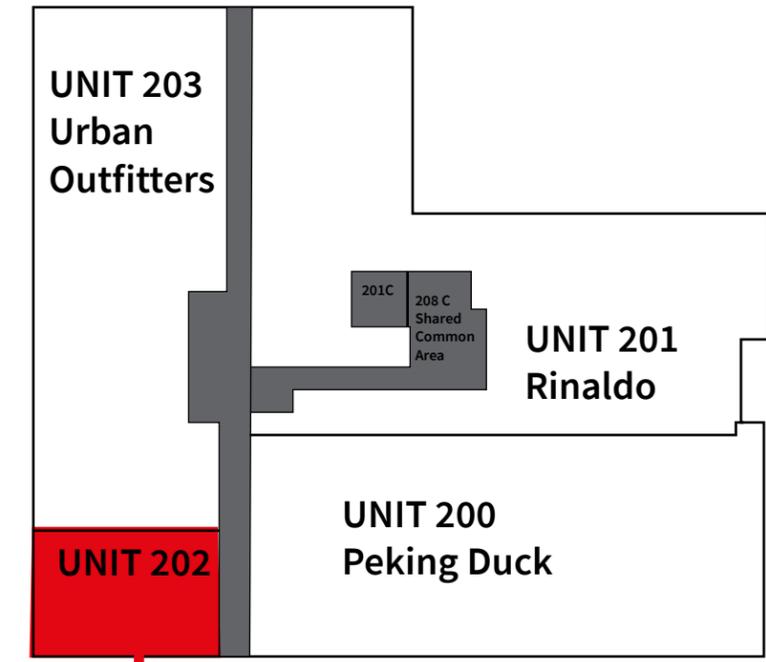
UNIT 100 | 6,299 SF



# Floor Plan

## SECOND FLOOR

UNIT 102/202 | 3,619 SF



**FOR LEASE | 90 GEORGE STREET | OTTAWA, ON**

**Manon Larose\***

Senior Vice President

+1 438 990 8968

Manon.Larose@am.jll.com

**Paul Ferreira\***

Senior Vice President

+1 416 391 6970

Paul.Ferreira@am.jll.com



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