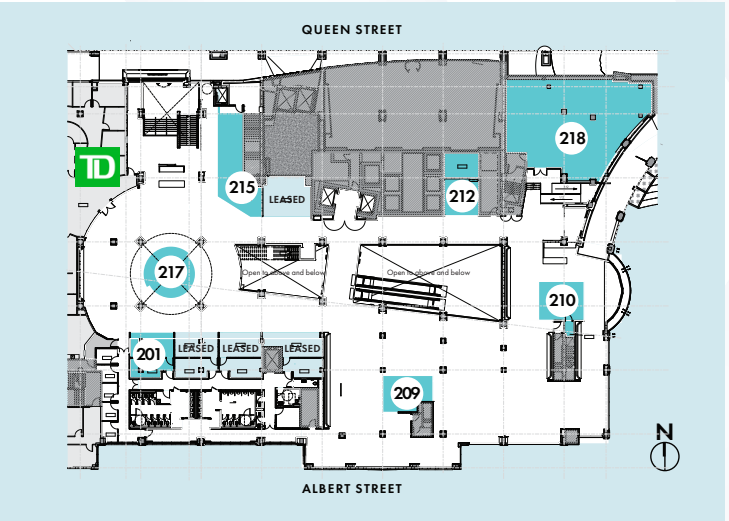


Be Part of the Transformation

LEVEL 2 - Food Court & Retail Opportunity



As our dynamic transformation turns this legendary downtown destination into a mindfully modern, all-day place where people can work, meet, dine, gather, connect and engage, we want you to be a part of it. With premier retail and food court spaces available, this is a tremendously exciting opportunity to locate your business in **Ottawa's most vibrant, dynamic commercial location at the very heart of the downtown core.**

AVAILABILITY

| | | | |
|--------|-----------------|-----------------|----------------------|
| | Unit 201 | 380 sf | Vented |
| LEASED | Unit 203 | 383 sf | Vented |
| LEASED | Unit 205 | 383 sf | Vented |
| LEASED | Unit 207 | 421 sf | Vented |
| | Unit 209 | 354 sf | Vented |
| | Unit 210 | 395 sf | Non-Vented |
| | Unit 212 | 449 sf | Non-Vented |
| LEASED | Unit 214 | 395 sf | Vented |
| | Unit 215 | 887 sf | Vented |
| | Unit 217 | 435 sf | Non-Vented |
| | Unit 218 | 2,474 sf | Wellness/Retail Unit |

FAST FACTS

- **41 office/15 retail tenants**
- **650,000 sf** office space
- **35,000 sf** retail space
- **Signage on Queen Street** identifying Food Court tenants
- One of the **largest public parking** lots in Ottawa's downtown core
- **New and modern food court** with excellent visibility to the new transformed outdoor Plaza
- **Popular destination** for neighbouring tenants & tourists
- **LRT foot traffic** from Parliament Station

LOCATION

111 Albert Street

- Anchoring two of the largest office towers in the downtown core
- Prominently and conveniently located in the heart of Ottawa's downtown core
- Steps to the new LRT station and Parliament Hill

Unit 201

Level 2 - Food Court

380 sf
AVAILABLE NOW



• Renders are for visioning purposes only.

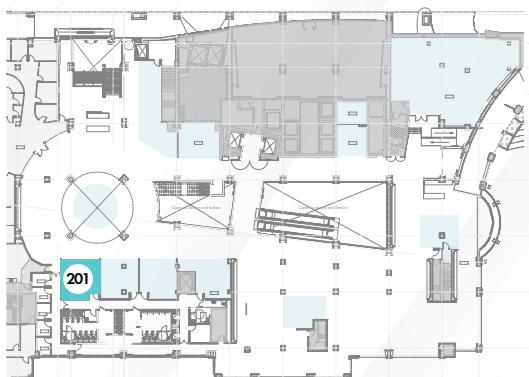
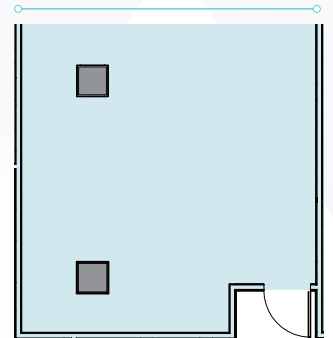
KEY FEATURES

- Vented unit
- Excellent access from Queen Steet retail entrance
- Delivered in base building condition, ready to receive tenant fit-up
- +/-550 food court seating

RENTAL RATES

- Basic Rental Rate: \$55-\$60 psf
- Additional Rental Rate: \$77.87 psf – 2024 estimate

19' 11-1/2"



Leasing Inquiries:

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Unit 209

Level 2 - Food Court

354 sf
AVAILABLE NOW



• Renders are for visioning purposes only.

KEY FEATURES

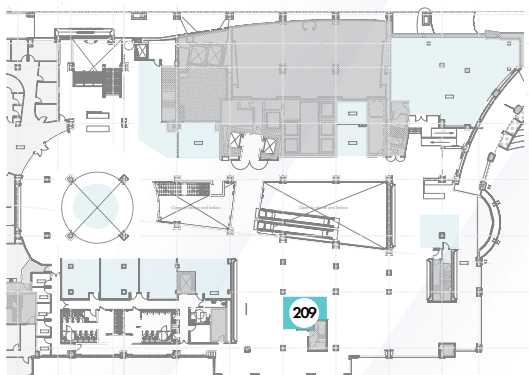
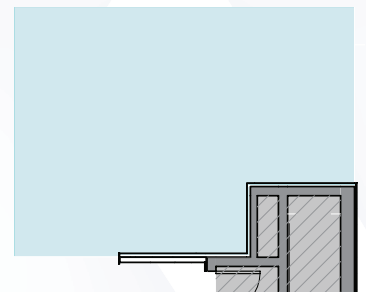
- Vented unit
- Stand alone unit located at the top of retail escalators
- Unique branding opportunity
- Delivered in Base building condition, ready to receive tenant fit-up
- +/- 550 food court seating

RENTAL RATES

- Basic Rental Rate: \$35-\$38 psf
- Additional Rental Rate: \$77.87 psf – 2024 estimate

+/- 23' 3"

+/- 17'



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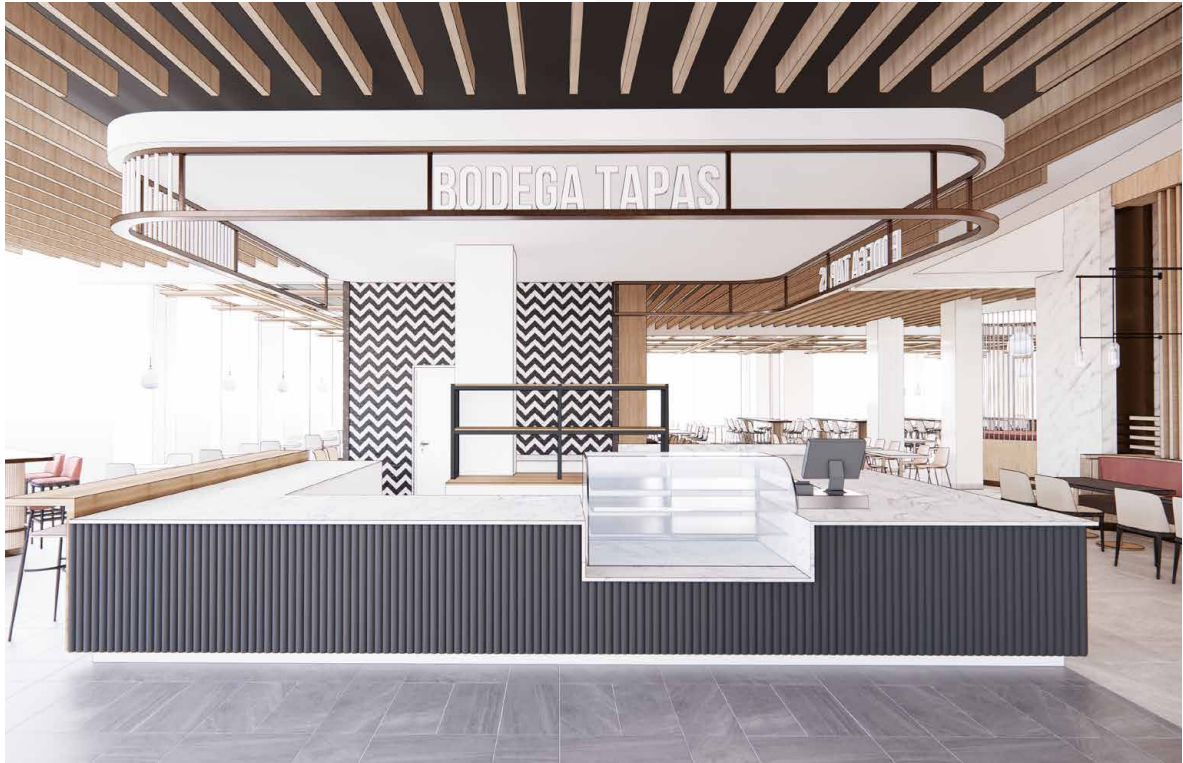


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Unit 210

Level 2 - Food Court

395 sf
AVAILABLE NOW



• Renders are for visioning purposes only.

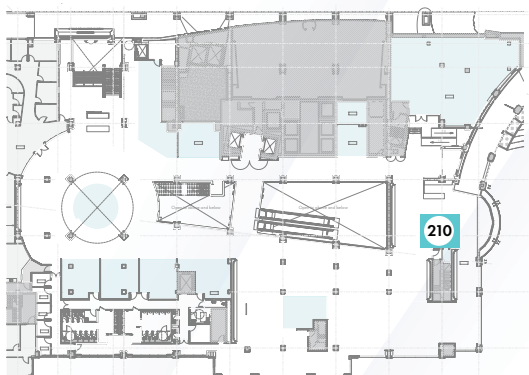
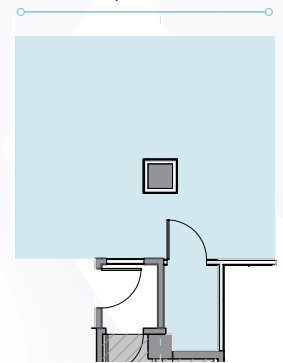
KEY FEATURES

- Non-vented unit
- Optimally located near the Plaza entrance with access from retail escalators and Plaza entrance
- Delivered in Base building condition, ready to receive tenant fit-up
- +/- 550 food court seating

RENTAL RATES

- Basic Rental Rate: \$35-\$38 psf
- Additional Rental Rate: \$77.87 psf – 2024 estimate

+/- 20' 11"



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Unit 212

Level 2 - Food Court

449sf
AVAILABLE NOW



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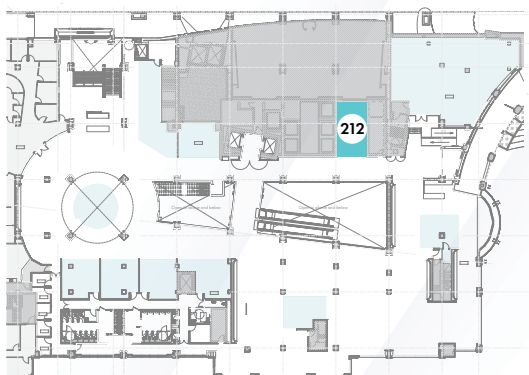
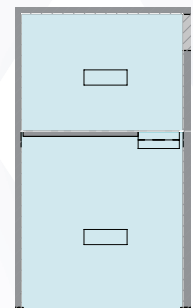
KEY FEATURES

- Non-vented unit
- Nicely located near the Plaza entrance with access from retail escalators and Plaza entrance
- Delivered in Base building condition, ready to receive tenant fit-up
- +/- 550 food court seating

RENTAL RATES

- Basic Rental Rate: \$35-\$38 psf
- Additional Rental Rate: \$77.87 psf – 2024 estimate

+/- 15' 11"



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Unit 215

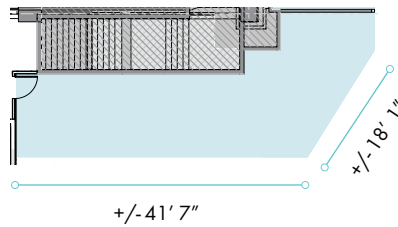
Level 2 - Food Court

887sf

AVAILABLE NOW



• Renders are for visioning purposes only.

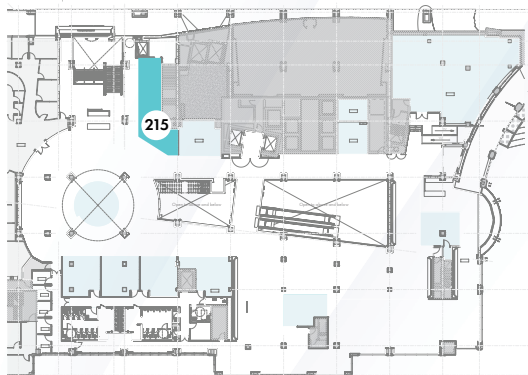


KEY FEATURES

- Vented unit
- Prime location adjacent to Queen Street retail entrance
- Smaller restaurant opportunity, with integrated seating
- Delivered in Base building condition, ready to receive tenant fit-up
- +/- 550 food court seating

RENTAL RATES

- Basic Rental Rate: \$38-\$42 psf
- Additional Rental Rate: \$77.87 psf – 2024 estimate



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Unit 217

Level 2 - Food Court

435sf

AVAILABLE NOW



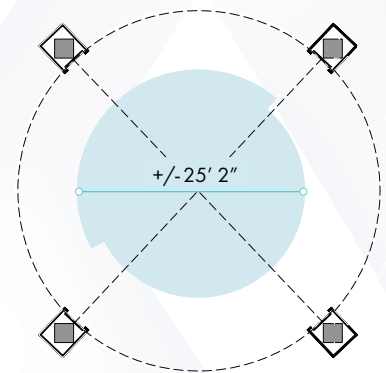
• Renders are for visioning purposes only.

KEY FEATURES

- Non-vented unit
- Front and centre food court location with excellent access from Queen Street retail entrance
- Delivered in Base building condition, ready to receive tenant fit-up
- +/- 550 food court seating

RENTAL RATES

- Basic Rental Rate: \$35-\$38 psf
- Additional Rental Rate: \$77.87 psf – 2024 estimate



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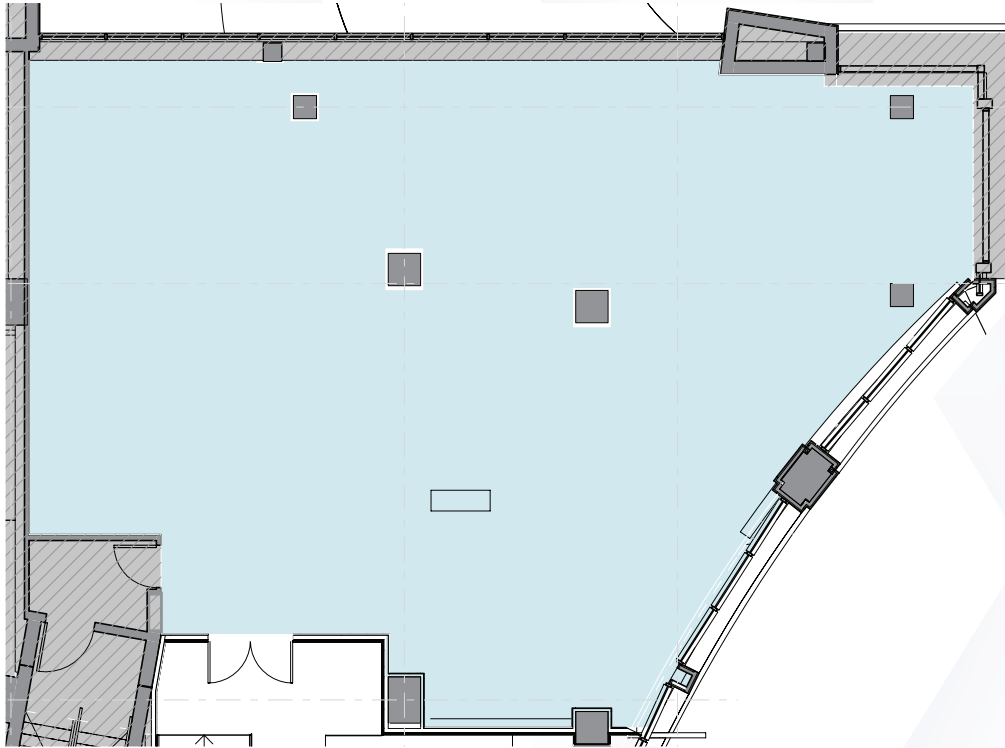


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Unit 218

Level 2 - Wellness / Retail Unit

2,474sf
AVAILABLE NOW



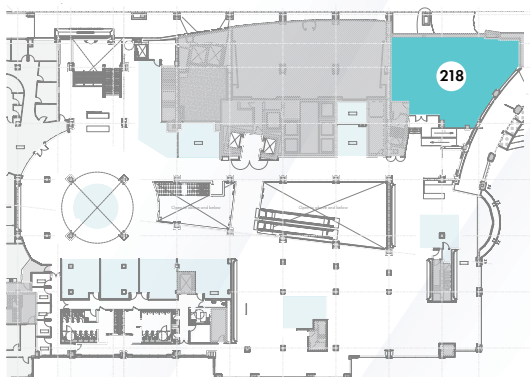
• Renders are for visioning purposes only.

KEY FEATURES

- Fantastic central location on the cusp of the food court, with access from retail escalators and Plaza entrance
- Ideal for health and wellness
- Expansive corner windows overlooking the Plaza and Queen Street

RENTAL RATES

- Basic Rental Rate: \$40–\$45 psf
- Additional Rental Rate: \$29.42 psf – 2023 estimate



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