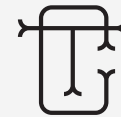




THE
CHARLOTTE





AN IDEAL INVESTMENT OPPORTUNITY

The Charlotte, a high rise condominium at the heart of one of Ottawa's most popular neighbourhoods, is offering future ground floor retail, office and medical spaces. Tenants can choose their desired size of square footage between 899 SF and 2,463 SF. This space is ideal for the use of professional offices, cafés, click and collects and retail services.







RETAIL FOR LEASE



Unit 1: 1,345 sq.ft

Unit 4: 1,281 sq.ft

Unit 2: 1,022 sq.ft

Unit 5: 1,182 sq.ft

Unit 3: 899 sq.ft

Unit 6: 1,290 sq.ft

Net Rental Rate: \$32 PSF

Operating Costs: \$14.49PSF (estimated 2024)

Located at the base of Charlotte Condos,
consisting of 197 condominium units.

Signage: Storefront included with each unit

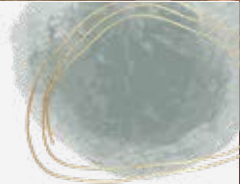
Highways, Roads: 417, Rideau Street

Demographics	1KM	3KM	5KM
Total Population	24,547	120,849	231,936
Number of Households	13,296	65,253	117,410
Average Household Income	\$87,074	\$96,254	\$97,325
Median Age	34.7	37.5	38.2



ABOUT THE NEIGHBOURHOOD

The Charlotte is in a walkable, bikeable, shoppable, delectable location just a short stroll to Byward Market, University of Ottawa and Parliament Hill. The neighbourhood surrounding The Charlotte Condos is easily accessible by foot & bike and is chock-full of urban amenities and conveniences.





91

WALK SCORE



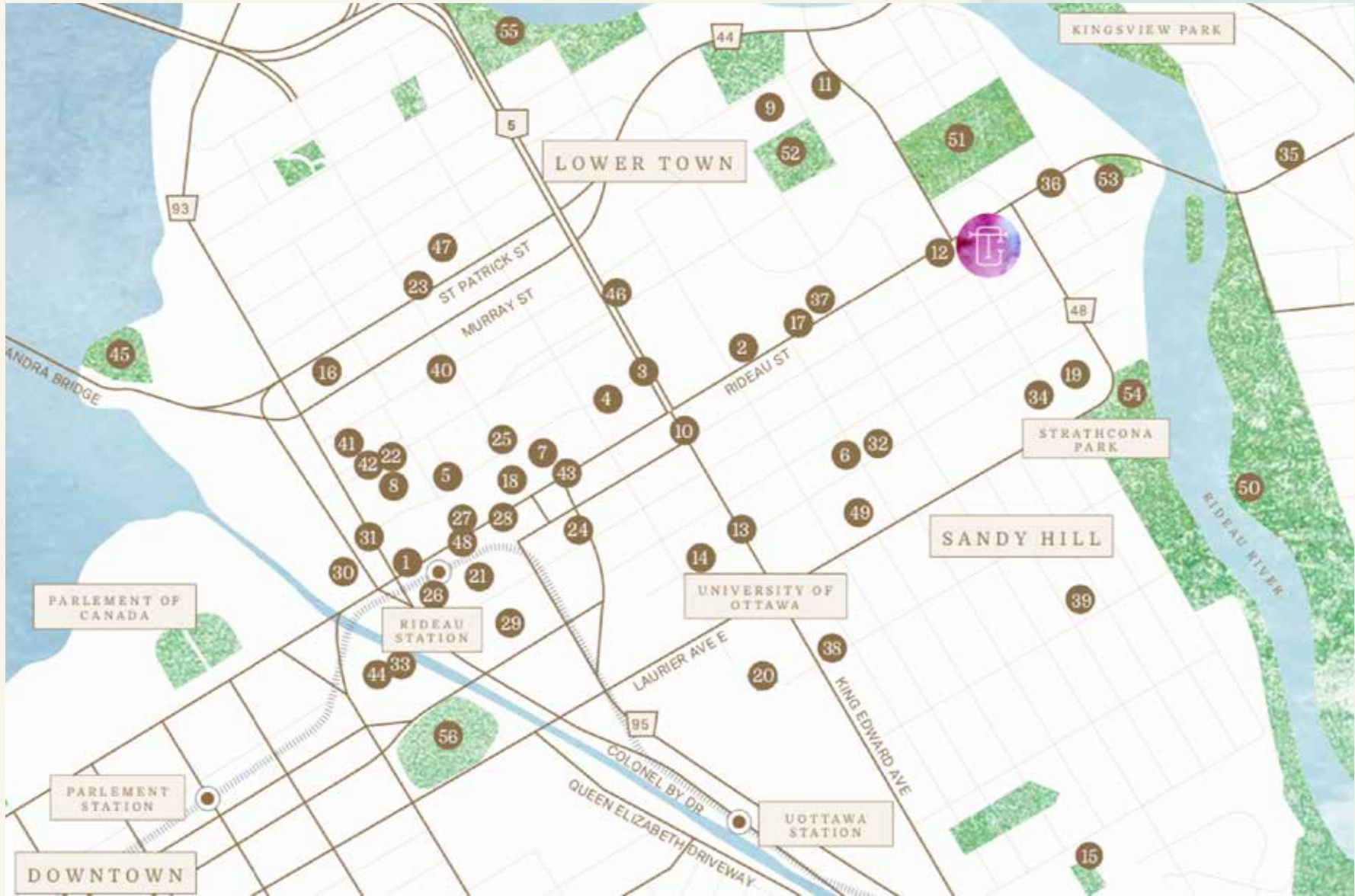
83

TRANSIT SCORE



75

BIKE SCORE



SURROUNDED BY EVERYTHING YOU LOVE ABOUT OTTAWA

FOOD & BEVERAGE

1. Farm Boy
2. Loblaws
3. LCBO
4. Metro
5. La Bottega

COFFEE

6. Happy Goat Coffee Co.
7. Second Cup Coffee Co.
8. Planet Coffee

COMMUNITY CENTRES & PLACES OF WORSHIP

9. St. Clement Parish
10. St. Albans Church
11. Lowertown Pool
12. Orthodox Community Ohev Yisroel
13. St. Paul Lutheran Church
14. St. Joseph
15. Sandy Hill Arena
16. Nortre-Dame Cathedral Basilica

BANKS

17. TD Canada Trust
18. RRC Royal Bank

EDUCATION

19. Le Cordon Bleu Ottawa Culinary Arts Institute
20. University of Ottawa

SHOPPING

21. Rideau Centre
22. Urban Barn
23. All Dolled Up Boutique

RESTAURANTS

24. Norca Restaurant & Bar
25. Brothers Beer Bistro
26. The Shore Club
27. Paramount
28. JOEY Rideau
29. Bazille
30. Wilfrid's
31. Metropolitan Brasserie
32. Restaurant La Teranga
33. 1 Elgin Restaurant
34. Signatures Restaurant
35. Fontenelle Restaurant
36. Margo Caribbean & Canadian
37. Sitar Indian Restaurant
38. Sandy Hill Lounge & Grill

39. The Keg Steakhouse + Bar
40. Play food & Wine
41. Restaurant e18hteen

ARTS & ENTERTAINMENT

42. The Loft Board Game Lounge
43. National Arts Theatre
44. National Gallery of Canada

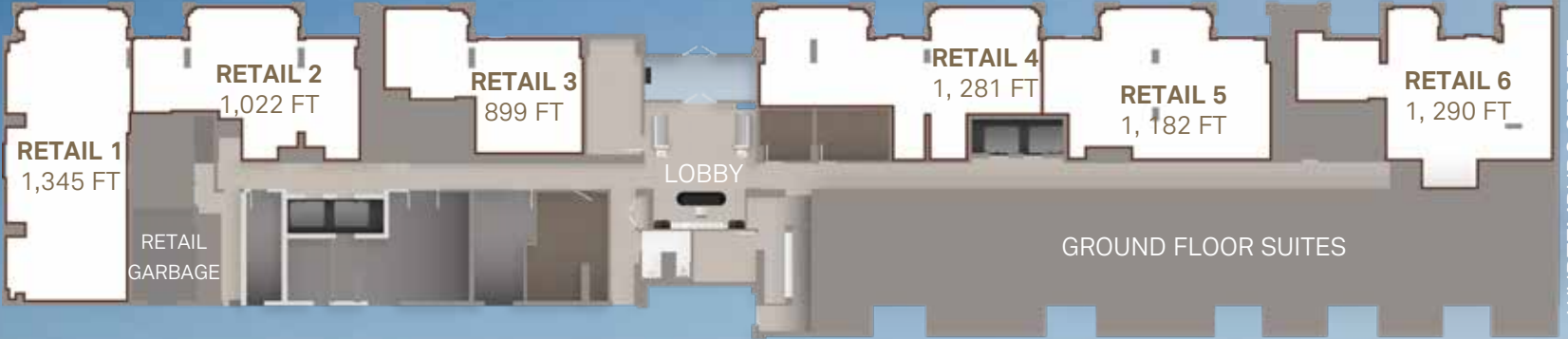
HEALTH & WELLBEING

45. Champagne Fitness Centre
46. Upward Dog Yoga Centre
47. GoodLife Fitness (Rideau Centre)
48. Anytime Fitness
49. Rideau Tennis Club

PARKS

50. MacDonald Gardens Park
51. Jules Morin Park
52. Besserer Park
53. Strathcona Park
54. Bordeleau Park

CHARLOTTE STREET



RIDEAU STREET

WURTEMBERG STREET

RETAIL 1
1,345 FT

RETAIL 2
1,022 FT

RETAIL 3
899 FT

LOBBY

RETAIL 4
1,281 FT

RETAIL 5
1,182 FT

RETAIL 6
1,290 FT

RETAIL
GARBAGE

GROUND FLOOR SUITES







CONTACT

**ASK ABOUT THIS SPACE
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Richcraft Commercial professionals are committed to accelerating your success. We work in partnership with you to create a seamless solution to all your real estate needs. Call or email us we'd love to hear from you.