

# FOR LEASE: Prime Retail

## 88 Beechwood Ave., Ottawa, ON



### DESCRIPTION: [Link to: Minto Apartments 88 Beechwood](#)

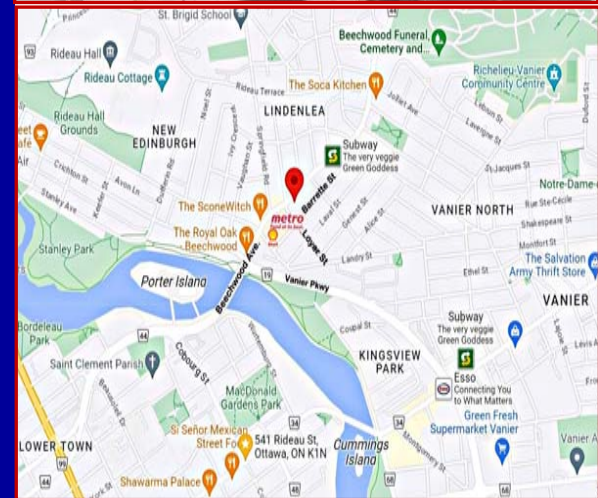
- ✓ Retail units available on ground level of Minto's newly constructed high profile condominium development located at Beechwood Avenue and Loyer Street in New Edinburgh, one of Ottawa's historic, highly sought after and high-end neighbourhoods.
- ✓ Join Red Door Provisions Bakery/Café, Common Thread and Nails Salon. Ideal for pharmacy, gallery, florist, hardware store, book/gift store, chocolatier, other retail.
- ✓ Close to Metro, Shell, Clocktower, Scone Witch, Quickie, Bank of Montreal, and Subway, LCBO, Starbucks. High traffic, walkable area with great visible signage on Beechwood Avenue in a busy and high density affluent area close to downtown Ottawa with excellent access to public transportation.
- ✓ **SPACE AVAILABLE:**
- ✓ **88 Beechwood - Unit 4:** Approximately 845 square feet.
- ✓ **88 Beechwood - Unit 5:** Approximately 1,011 square feet.
- ✓ **Units 4 and 5 are contiguous** - Approximately 1,856 square feet.

### NET RENTAL RATE:

- ✓ Starting at \$36.00 per square foot per annum net.

### OPERATING COSTS:

- ✓ \$18.00 per square foot per annum (estimate). Utilities extra. Utilities to be separately metered or check metered by Landlord.
- ✓ Existing Electrical capacity—100 amp electrical service. Existing HVAC capacity - 2.5 Ton heating and cooling capacity.
- ✓ There is potential to upgrade both capacities.



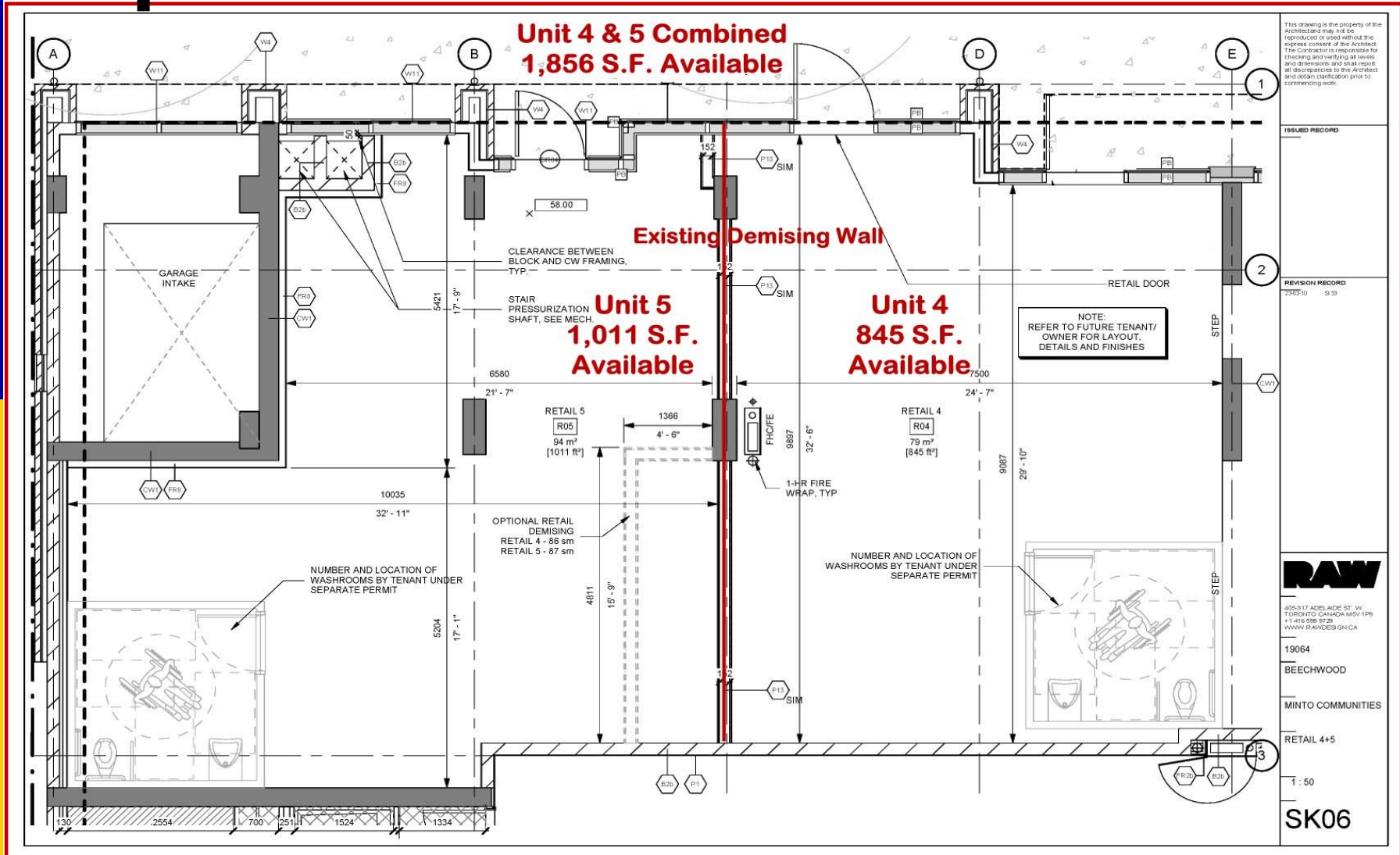
*For more information please contact:*

**BRENT TAYLOR**, Broker of Record / President  
**BRENTCOM REALTY CORPORATION, BROKERAGE**  
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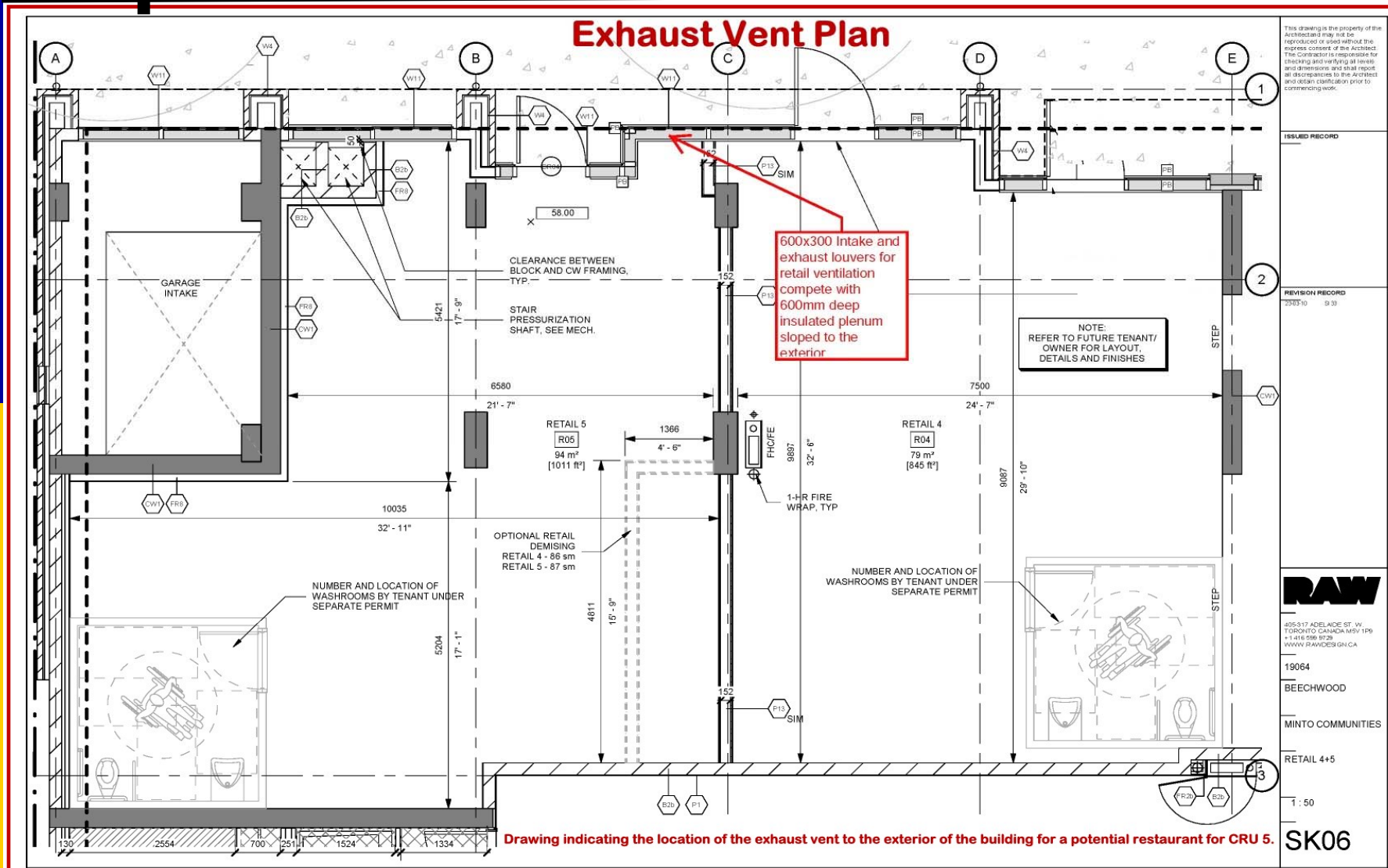
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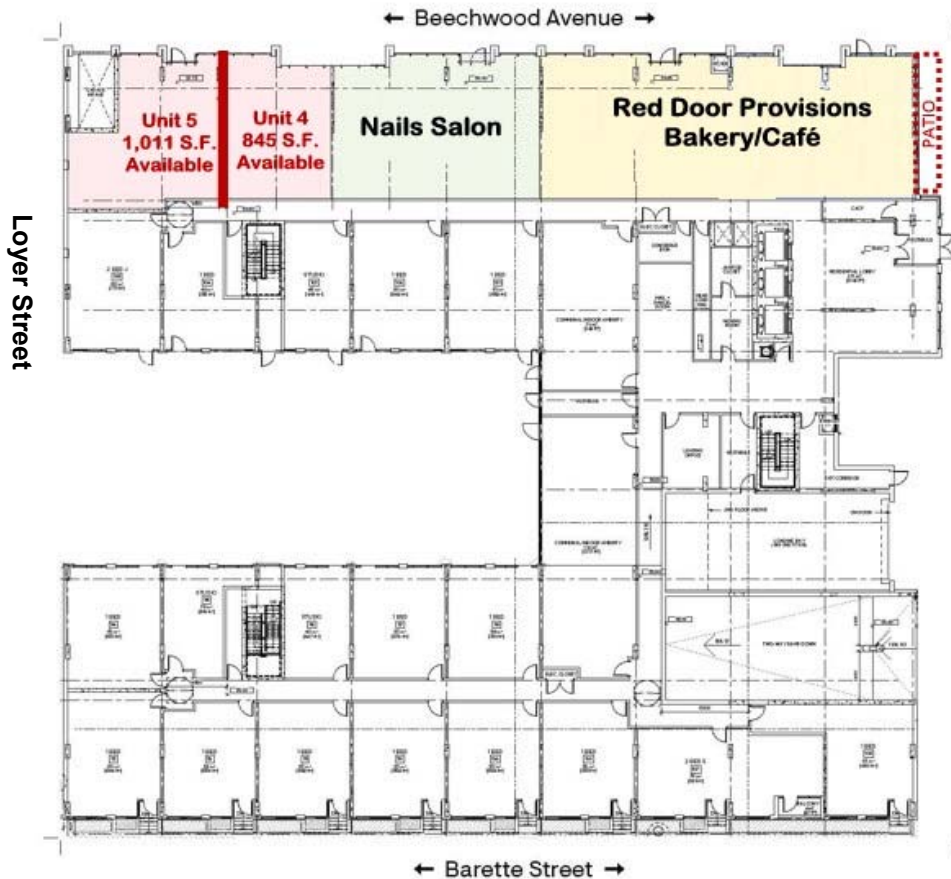
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### Premises Available for Lease:



### Units Available:

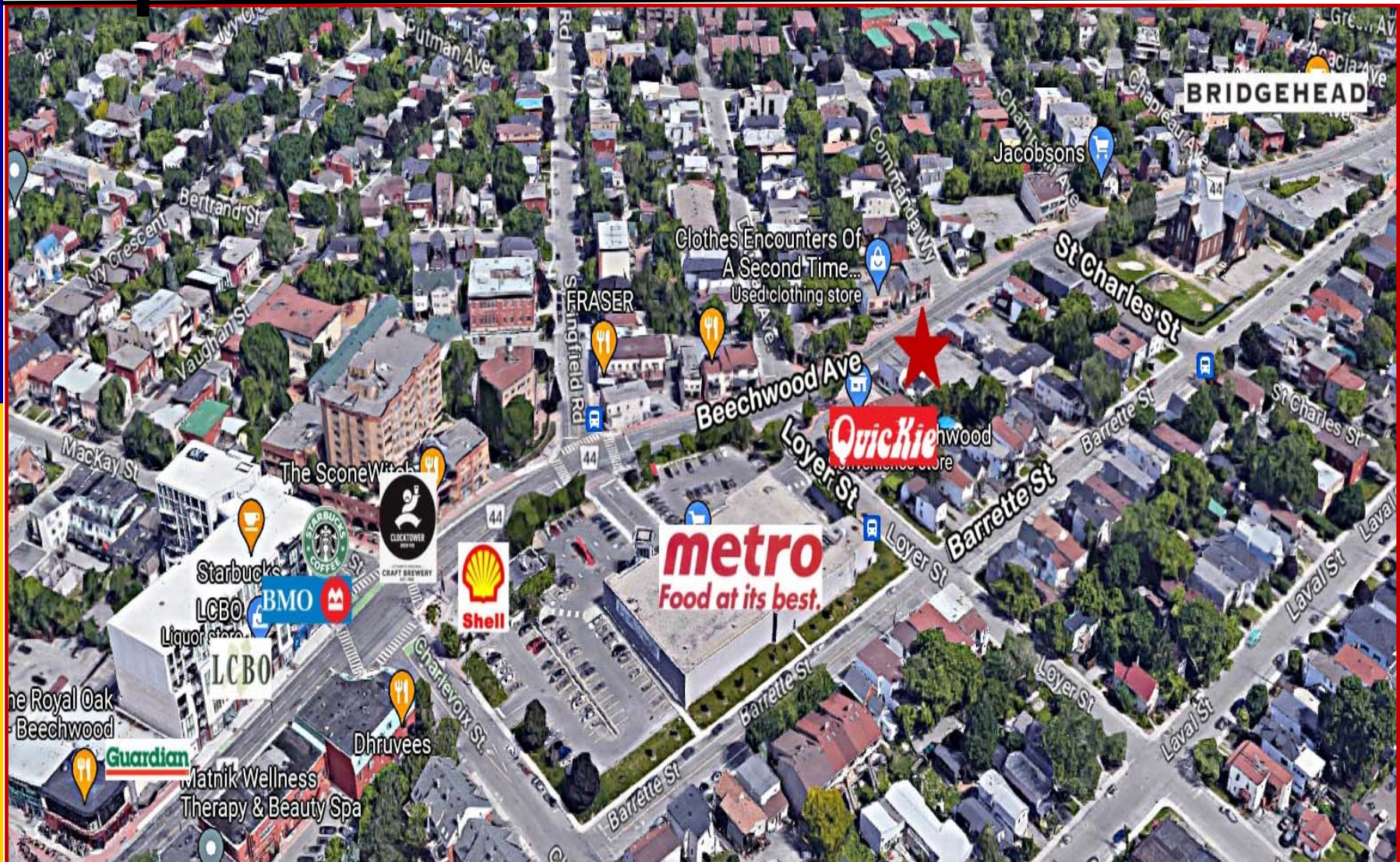
- Retail Unit 1 · *LEASED!*
- Retail Unit 2 · *LEASED!*
- Retail Unit 3 · *LEASED!*

**Combined { Retail Unit 4: 845 S.F.  
1,856 S.F. { Retail Unit 5: 1,011 S.F.**

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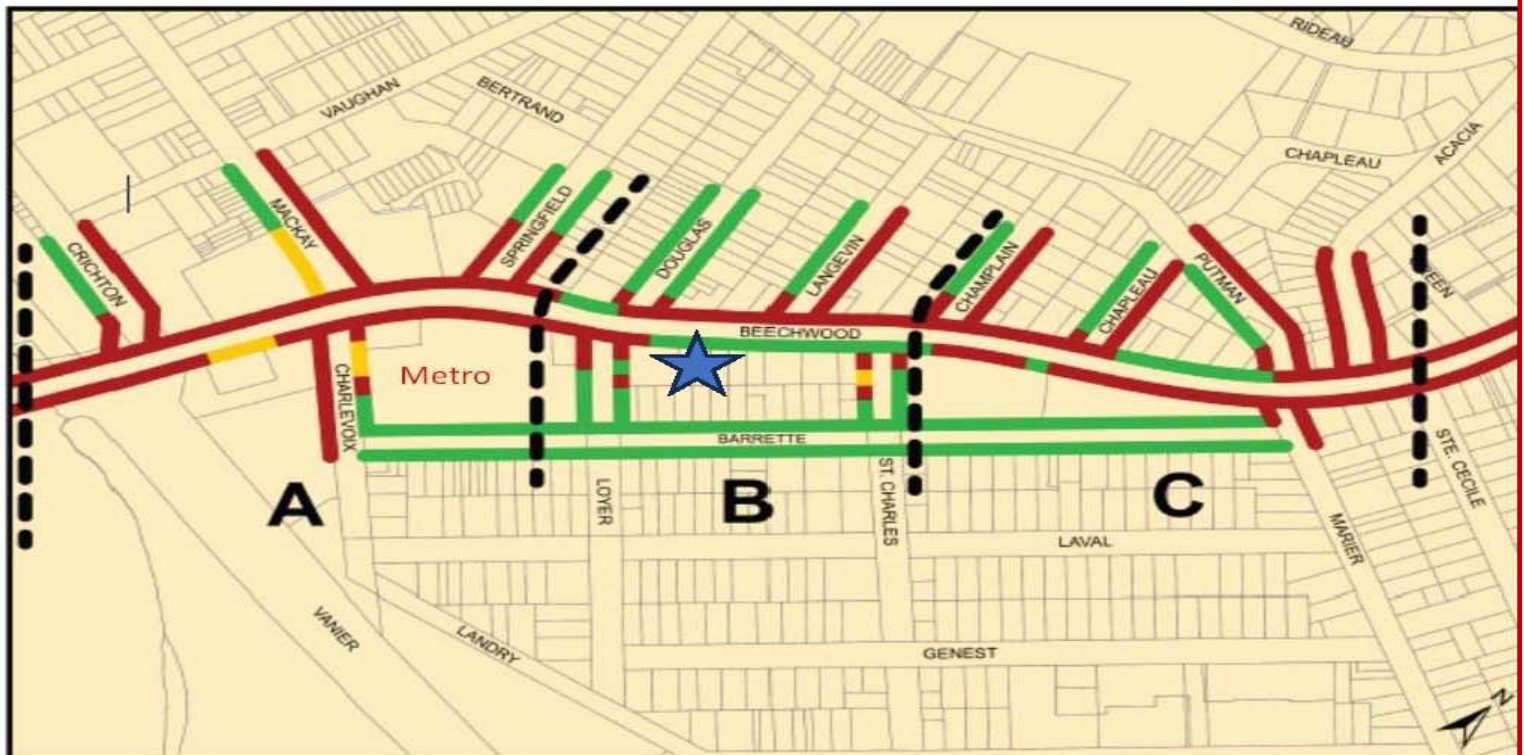
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## 88 Beechwood Ave., Ottawa, ON City of Ottawa Street Parking Plan

### CITY OF OTTAWA STREET PARKING PLAN

(subject to change)



- On-Street Parking Area - Phase 1 | Zone de stationnement sur rue (phase 1)
- On-Street Parking Area - To be Added in Phase 2 | Zone de stationnement sur rue (sera ajoutée en phase 2)
- No Parking Zone | Stationnement interdit

Ottawa

★ 88 Beechwood

#### On-street parking as follows: (Tenants to verify all)

- St Charles – both sides- 3 hours between 7 am and 7 pm
- Barrette - both sides- 3 hours between 7 am and 7 pm
- Laval - both sides- 3 hours between 7 am and 7 pm
- Loyer - both sides- 3 hours between 7 am and 7 pm but reduced to 2 hours between 8am and 6 pm after Barrette Street
- Beechwood – 1 hour between 7am and 7pm

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