

THE TRAIN YARDS - VACANCY REPORT



Retail Space for Lease at Ottawa's Train Yards

Discover an exceptional opportunity to lease retail space at Ottawa's Train Yards, a premiere shopping destination in east Ottawa. Anchored by a wide range of AAA national brands, this thriving retail hub attracts a constant steady flow of shoppers and professionals - making it the ideal location for retailers looking to maximize their visibility, accessibility, and customer reach.

Unbeatable Location & Accessibility

Conveniently located just minutes from downtown Ottawa, the Train Yards offers seamless access to HWY 417 and major arterial roads. The site is well served by public transit and benefits from a strong local customer base, with 85,038 residents within a 3 km radius. Prominent neighbouring tenants include LCBO, Pioneer Gas, Movati Gym, Farm Boy, CIBC, Walmart, and a variety of restaurants and top clothing retailers.

Thriving Retail Hub

The available spaces include high-profile inline and corner units, as well as free-standing buildings. A range of sizes are offered, all featuring high ceilings, large display windows, ample customer parking, and prominent signage placements.

CONTACT:

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leasing@districtrealty.com

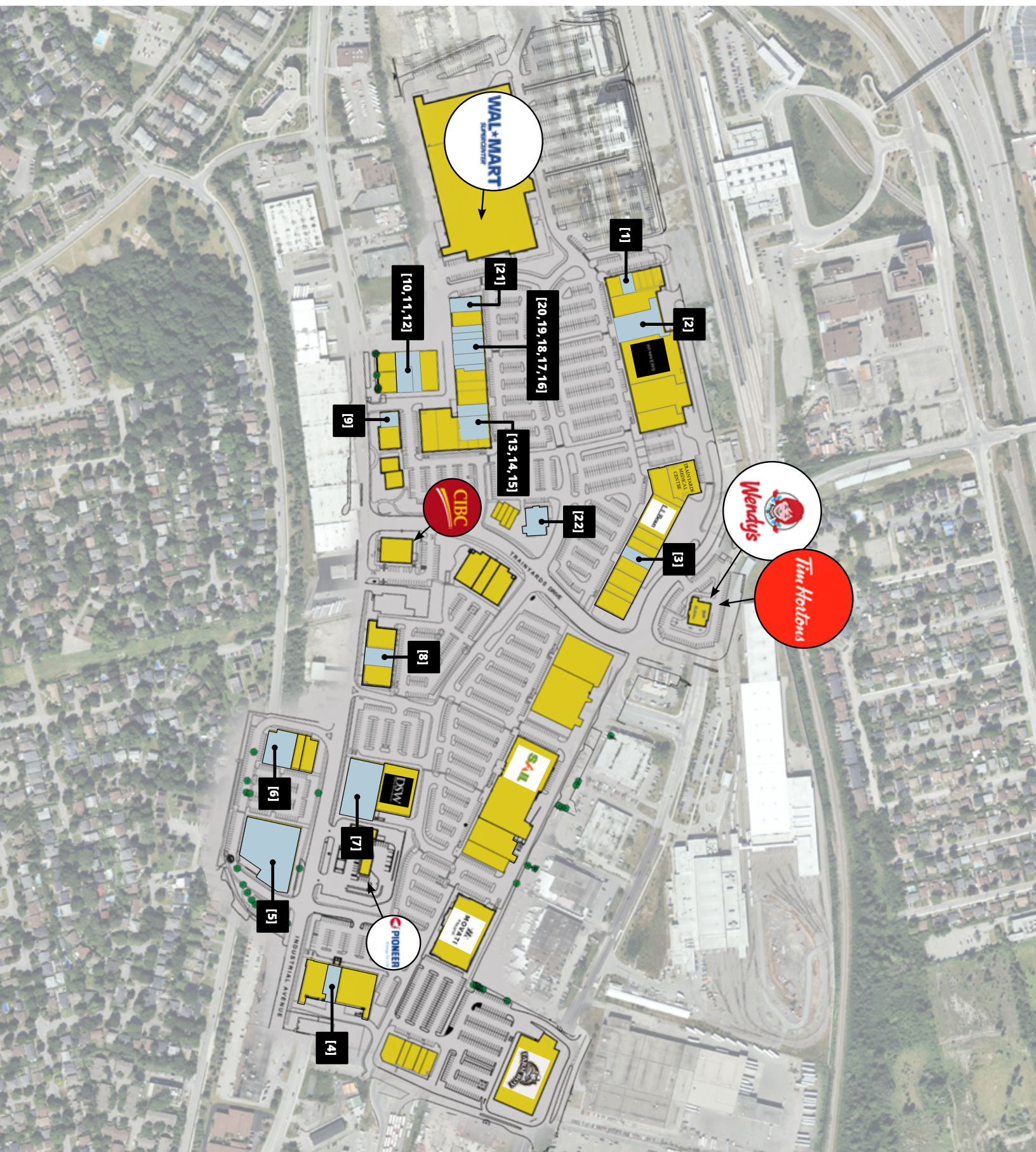
Darren Clare

Director, Leasing & Investment Sales
Sales Representative



www.districtrealty.com

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500 Terminal Avenue



Unit 10 ^[1] 3,242 sf Immediate

Unit 17 ^[2] 15,423 sf Immediate

Price: \$30.00/sf
OPC: \$14.23/sf

Price: \$28.00/sf
OPC: \$12.79/sf

550 Terminal Avenue



Unit 8 ^[3] 4,406 sf Immediate

Price: \$30.00/sf
OPC: \$12.79/sf

665 Industrial Avenue



Unit 2B ^[4] 5,155 sf Immediate

Price: \$30.00/sf
OPC: \$13.95/sf

• Inline space located beside the LCBO

610 Industrial Avenue



^[5] 36,502 sf Immediate

Price: TBD
OPC: \$11.85/sf

• Ceiling: 20' Clear; 22' to roof deck
• Loading Dock

590 Industrial Avenue



Unit 6 ^[6] 6,747 sf Immediate

Price: \$30.00/sf
OPC: \$12.34/sf

595 Industrial Avenue



Unit 2 ^[7] 23,519 sf Immediate

Price: \$25.00/sf
OPC: \$13.95/sf

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575 Industrial Avenue



Unit 4 ^[8]

6,018 sf Immediate

Price: \$30.00/sf

OPC: \$13.95/sf

515 Industrial Avenue



Unit 1 ^[9]

2,675 sf Immediate

Price: \$32.00/sf

OPC: \$12.86/sf

• Potential to demise in half

505 Industrial Avenue



Unit 3 ^[10]

4,100 sf Immediate

Unit 4 ^[11]

3,387 sf Immediate

Unit 5 ^[12]

4,904 sf Immediate

12,391 sf contiguous

Price: \$18.00/sf

OPC: \$ 6.73/sf

100 Trainyards Drive



Unit 14 ^[13]

4,596 sf May 1, 2025

Unit 16 ^[14]

4,386 sf Immediate

Unit 18 ^[15]

4,184 sf Immediate

up to
13,166 sf contiguous

Unit 25 ^[16]

1,896 sf Immediate

Unit 26 ^[17]

4,150 sf Immediate

Unit 28 ^[18]

5,072 sf Immediate

up to
16,190 sf contiguous

Unit 30A ^[19]

2,403 sf Immediate

Unit 30B ^[20]

2,669 sf Immediate

Price: \$30.00/sf

OPC: \$12.93/sf

Price: \$32.00/sf

OPC: \$12.86/sf

Price: \$30.00/sf

OPC: \$12.93/sf

Price: \$32.00/sf

OPC: \$12.86/sf

Unit 32 ^[21]

5,184 sf Immediate

Price: \$30.00/sf

OPC: \$12.86/sf

150 Trainyards Drive



restaurant ^[22]

7,036 sf Immediate

Price: \$30.00/sf

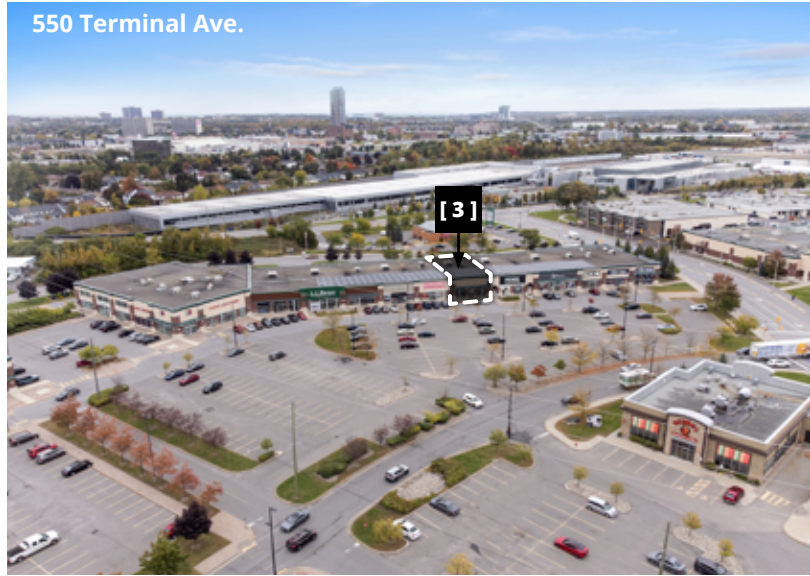
OPC: \$11.78/sf

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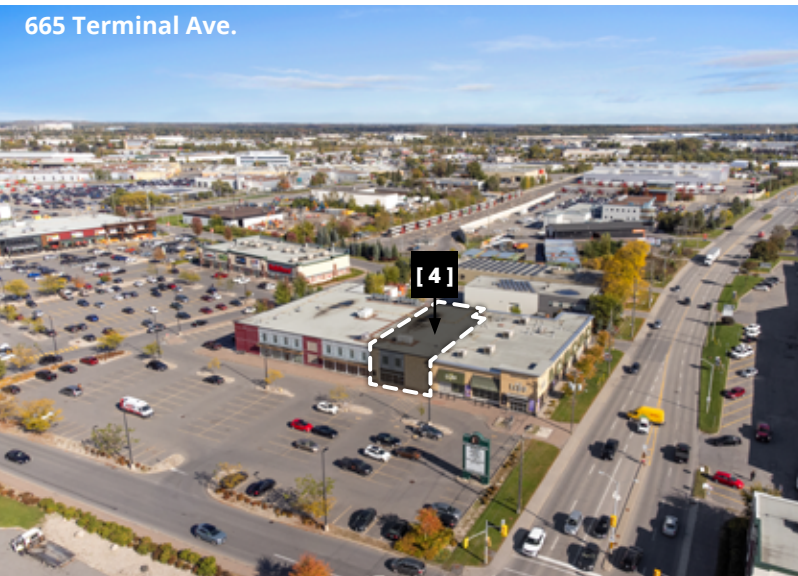
500 Terminal Ave.



550 Terminal Ave.



665 Terminal Ave.



610 Industrial Ave.



590 Industrial Ave.



595 Industrial Ave.



THE TRAIN YARDS - VACANCY REPORT

575 Industrial Ave.



515 Industrial Ave.



505 Industrial Ave.



100 Trainyards Dr.



150 Trainyards Dr.



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Current Tenants



Current Tenants

