

Constitution Square

RETAIL AVAILABLE





CONSTITUTION SQUARE

Ottawa's premier AAA mixed-use complex and first Ottawa structure to receive both a LEED EB Platinum and Fitwel 2-Star rating certification. Located in Ottawa's Central Business District with new residential towers being built, access to the nearby Ottawa O-Train, LRT Lyon transit station and several OC bus lines located less than a block away. Minutes from the Parliamentary Precinct and hotels creating a mix of both daytime and evening traffic at the site and immediate trade area. A completely redesigned Lobby with new seating and furniture, plus outdoor and elevated terraces. Strong retail brands and amenities such as Starbucks, Kids & Co, Bank of Montreal and Baton Rouge.

- **Retail:** 35,680 sf (over 90% leased)
- **Retail Units Available:** Ranging from 700 - 1,786 sf
- **Office:** 1,058,046 sf (three towers)
- **Adjacent Office:** Over 2,200,000 sf (Place de Ville, Minto Place)
- **Year Built:** 1986 (360 Albert St. 18 floors), 1992 (350 Albert St. 21 floors), 2007 (340 Albert St. 19 floors)
- **Hotel & Tourism:** 1,260 hotel suites in the immediate area (Marriott, Delta Hotel, Holiday Inn, Albert Hotel)
- **Parking:** Accommodates over 650 vehicles
- **Additional Rent:** Approximately \$25/sf

THE NUMBERS

2024 Est. Population

9,443 (0.5km radius) 24,998 (1 km radius)

2024 Daytime Population

41,396 (0.5km radius) 113,184 (1 km radius)

Avg. Hsld. Income

\$115,248 (0.5km radius) \$100,857 (1km radius)

Pop. Change 2024-2029

10.7% (0.5km radius) 10.7% (1km radius)

Median Age

35.7 (0.5km radius) 34.7 (1km radius)



THE AREA



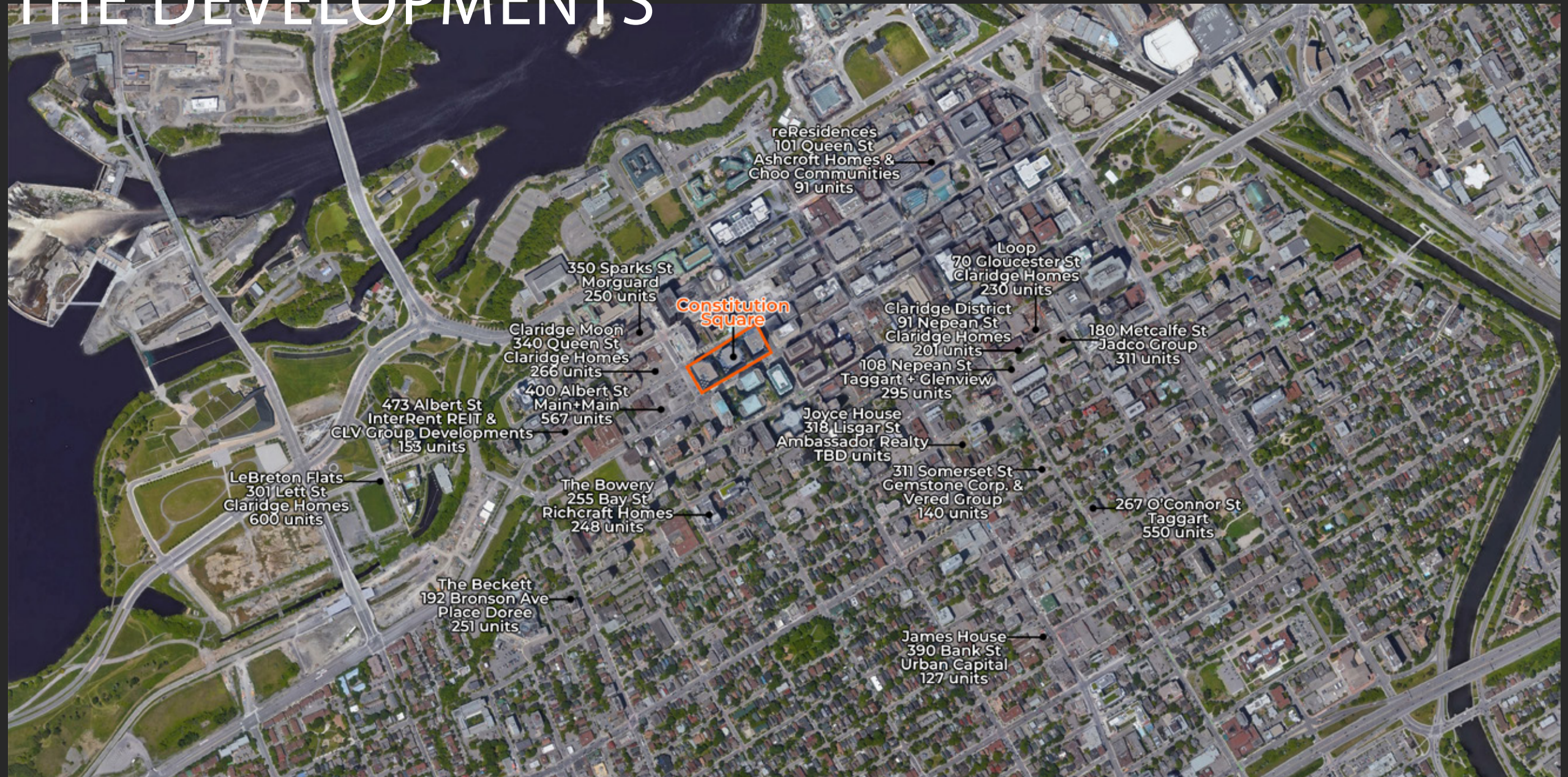
340 Queen Street
Claridge Moon
Mixed-use Condo
Residential Units: 266
Open

400 Albert Street
Main+Main, Westdale Properties
Mixed-use Condo
Residential Units: 567
Retail: 20,000 sq. ft.
Under Construction

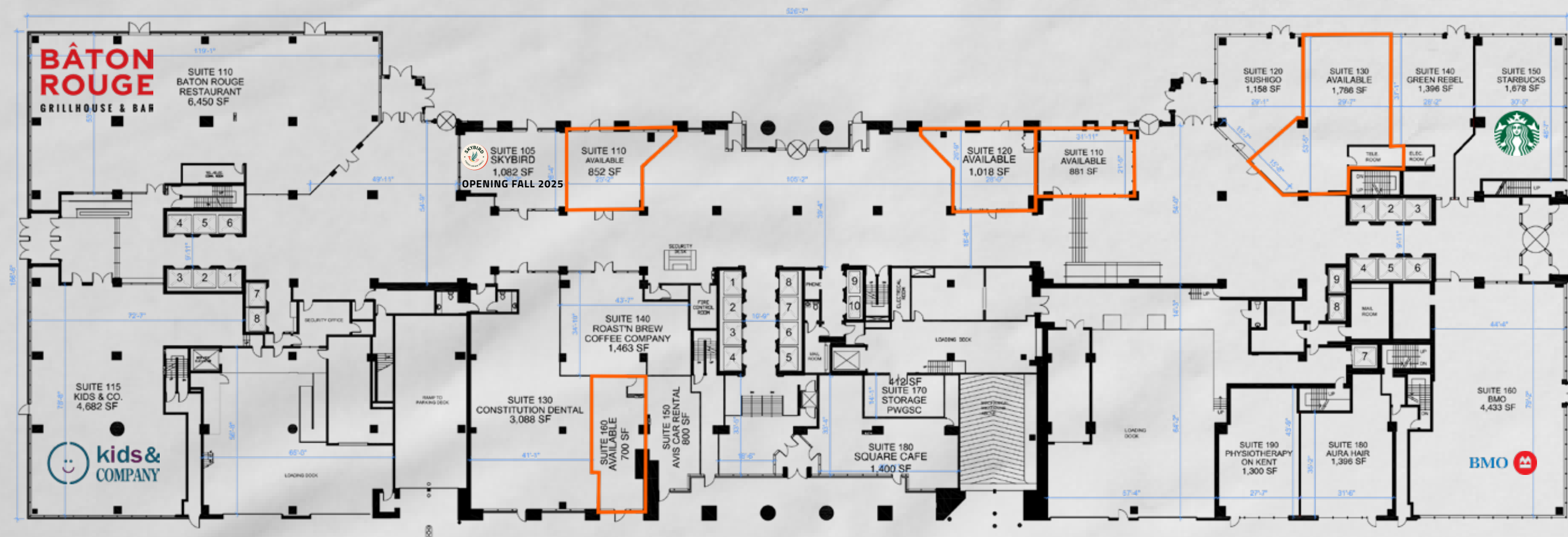
280-300 Queen Street
Purchased by CPVC Place
de Ville Nominee Inc.
\$30,000,000 - Nov. 2021

TAKE A CLOSER LOOK AT THE AREA

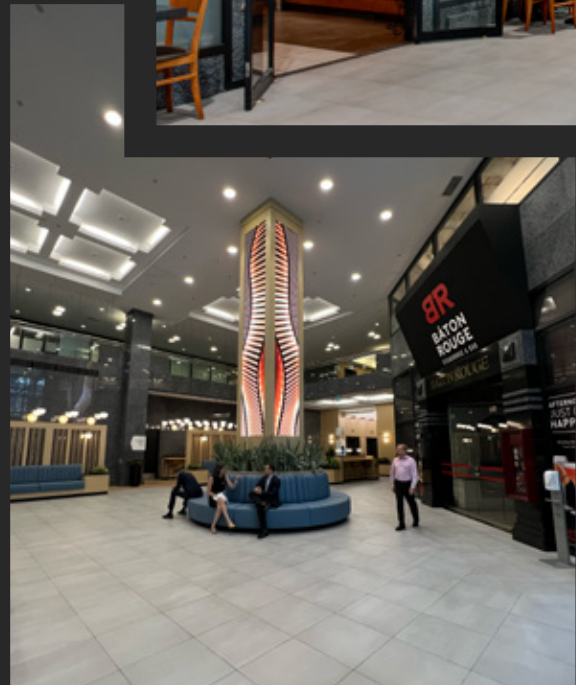
THE DEVELOPMENTS



FLOOR PLAN



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