



NCC
CCN

Canada

Tin House Court

Prime Commercial Opportunity

445 – 465 Sussex Drive
Ottawa, ON

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INSIDE EDGE
PROPERTIES
BROKERAGE

Rare Historic Commercial Opportunity

- ❖ Highly visible Byward Market location on one of the most prestigious streets in Ottawa, just blocks away from the Rideau Centre and Parliament Hill.
- ❖ Prominent retail opportunities of this nature are very rare.
- ❖ 445-447 Sussex Drive presents a large scale end-cap retail opportunity, with over 11,000 square feet of contiguous space, for a high profile user.
- ❖ Conversion of units to alternative commercial uses (i.e. office to retail; residential to office), where practical, will be considered.
- ❖ Extensive exterior restoration currently underway, to be completed in time for Canada's 150th birthday celebration.
- ❖ Excellent access to OC Transpo hub and future LRT (Light Rail Transit) Station.

Salient Details

Leasable Areas

Existing Retail	700-15,000 sf
Existing Office	550-1,723 sf (Possibility of Multi-Level)

Semi-Gross Rent

Retail	\$50.00 psf/annum
Office	\$30.00 psf/annum
Extras	Utilities and Janitorial

Occupancy Summer 2017

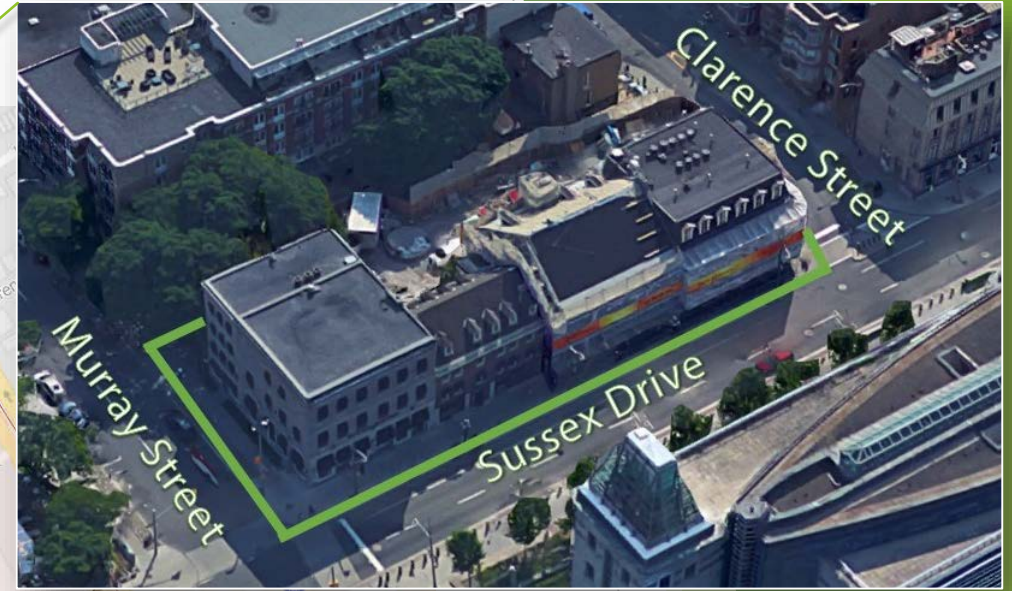
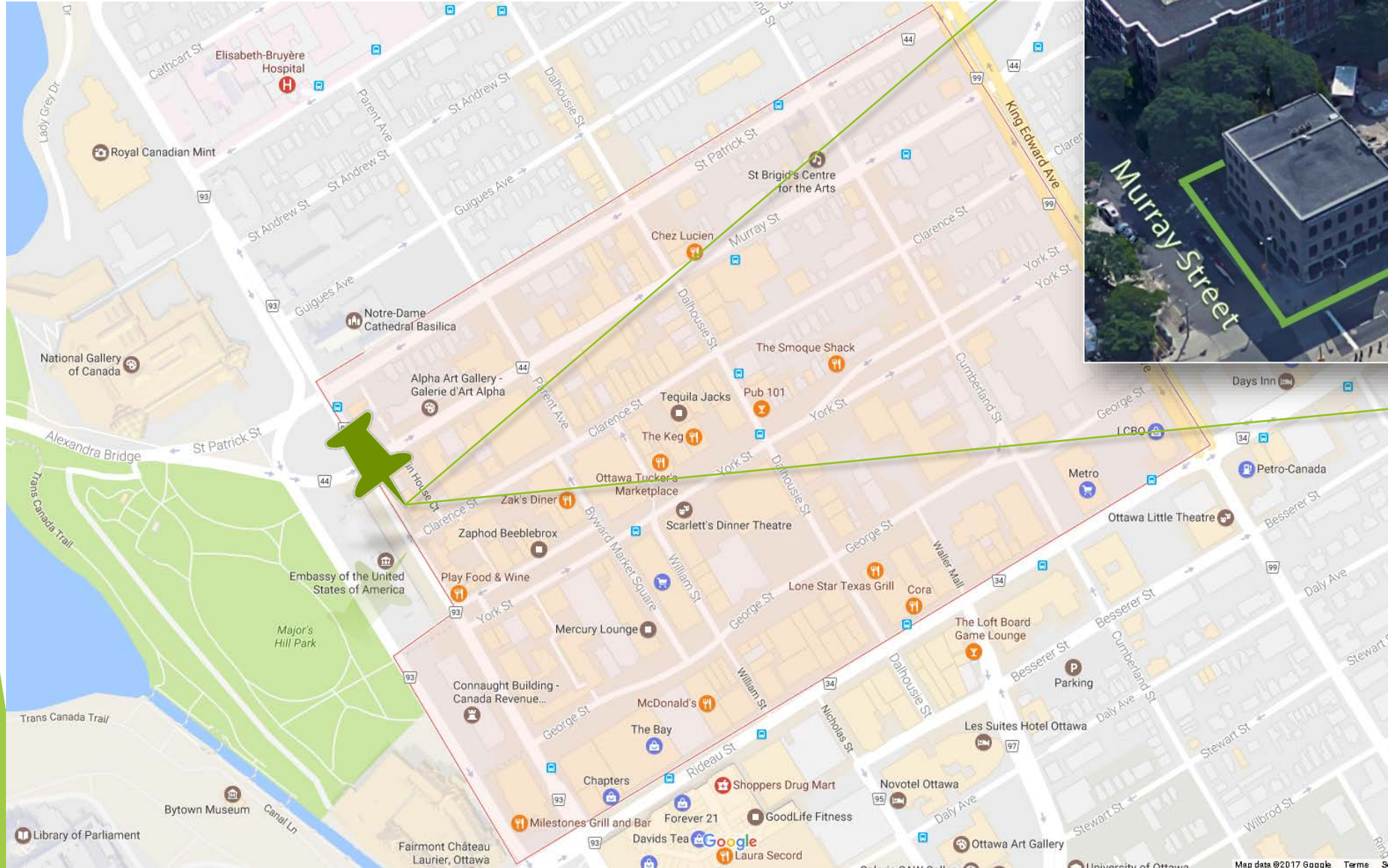
Zoning Mixed-Use / Commercial

The Location

- ❖ All four buildings in the Tin House Court block were originally constructed over a century and a half ago. These buildings were acquired by the National Capital Commission (NCC) to save the Mile of History, Canada's ceremonial route, from demolition and urban renewal. The NCC remains the custodian of these heritage buildings.
- ❖ The renovation of this entire block presents an incredible high profile opportunity to create a new hub of innovative retailers in this important architectural setting.
- ❖ Future tenants will benefit from being situated in the Byward Market - Ottawa's trendiest place to live, shop and be entertained. It is the City's number one tourist destination, averaging 50,000 visitors per weekend in the summer months.
- ❖ With Canada's 150th Birthday approaching this summer, tourism officials predict 1.75 million additional tourists throughout 2017. This translates into an additional 200,000 visitors to the Capital for Canada Day alone.

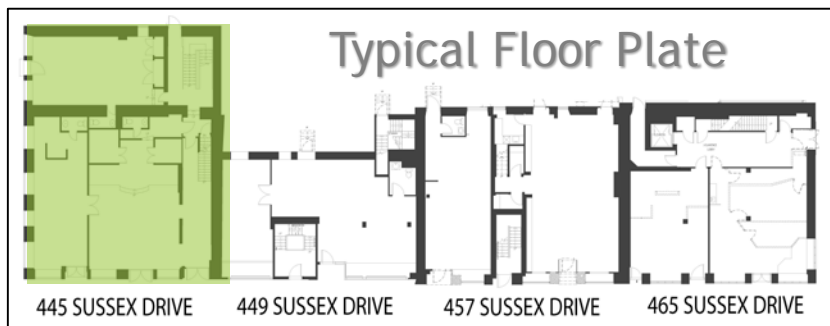


The Location | Byward Market

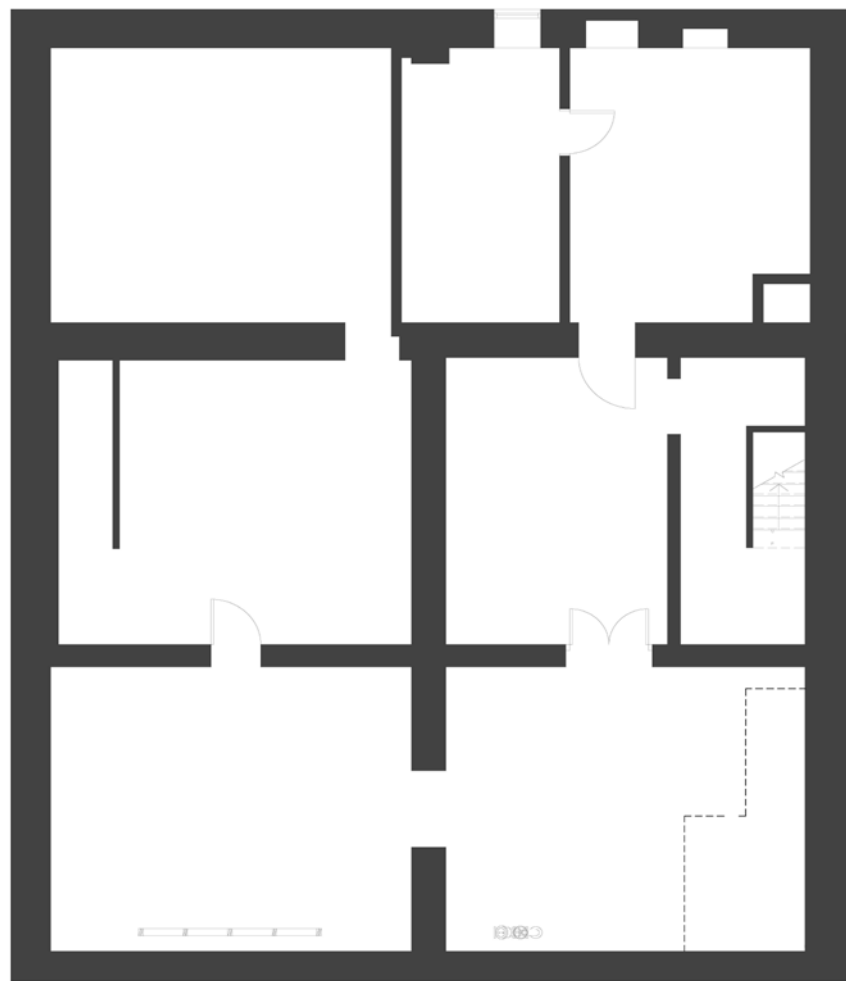
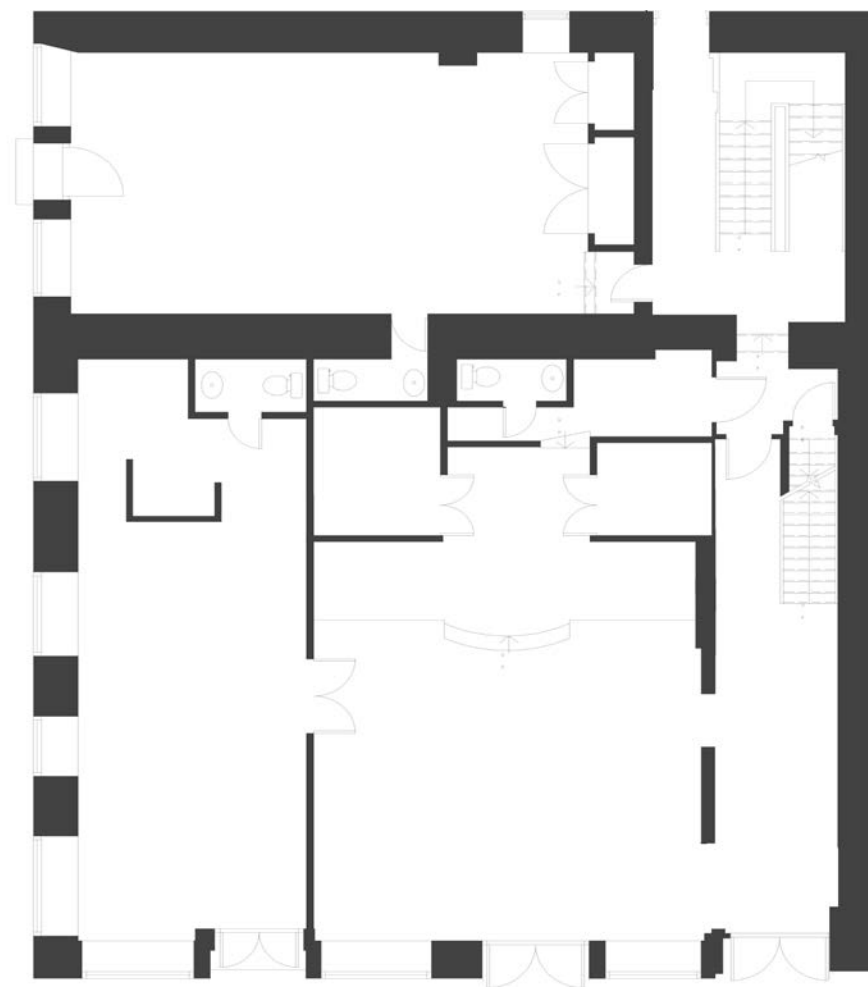


445 Sussex Drive

Formerly a high-end boutique fashion store and academy, 445-447 Sussex Drive is a beautiful corner building with over 11,000 square feet of space over 3 floors, with a mezzanine and basement.



Ground Floor | RETAIL



Basement | RETAIL

Floor Plans

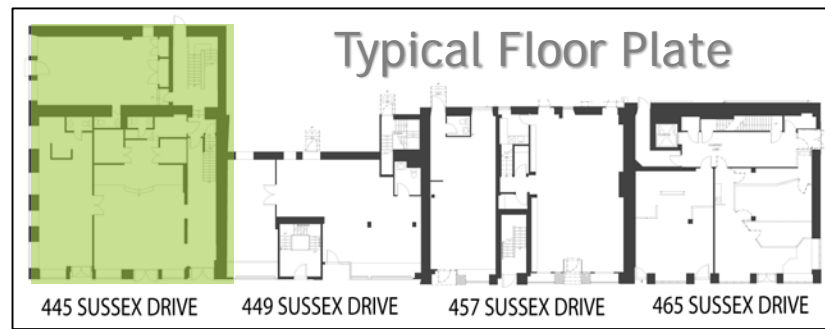
445
Sussex
Drive



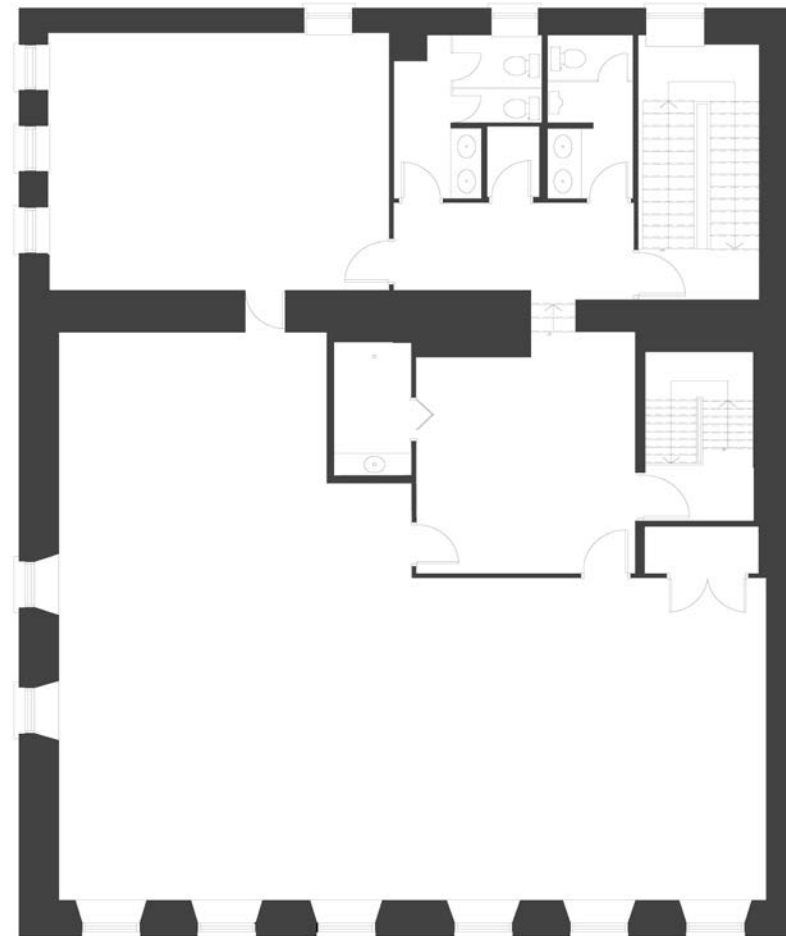
INSIDE EDGE
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Floor Plans

445
Sussex
Drive



Second Floor | RETAIL

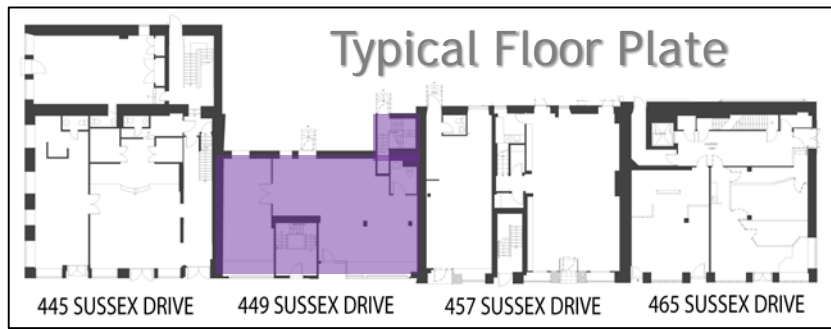


Third Floor | RETAIL



449 Sussex Drive

449-453 Sussex Drive is divided into 1,388 square feet of street-front retail space on the ground floor, 1,321 square feet of office on the second and two floors of residential above. Formerly a law office and a photography studio, this unique building can be converted to 100% retail or office.

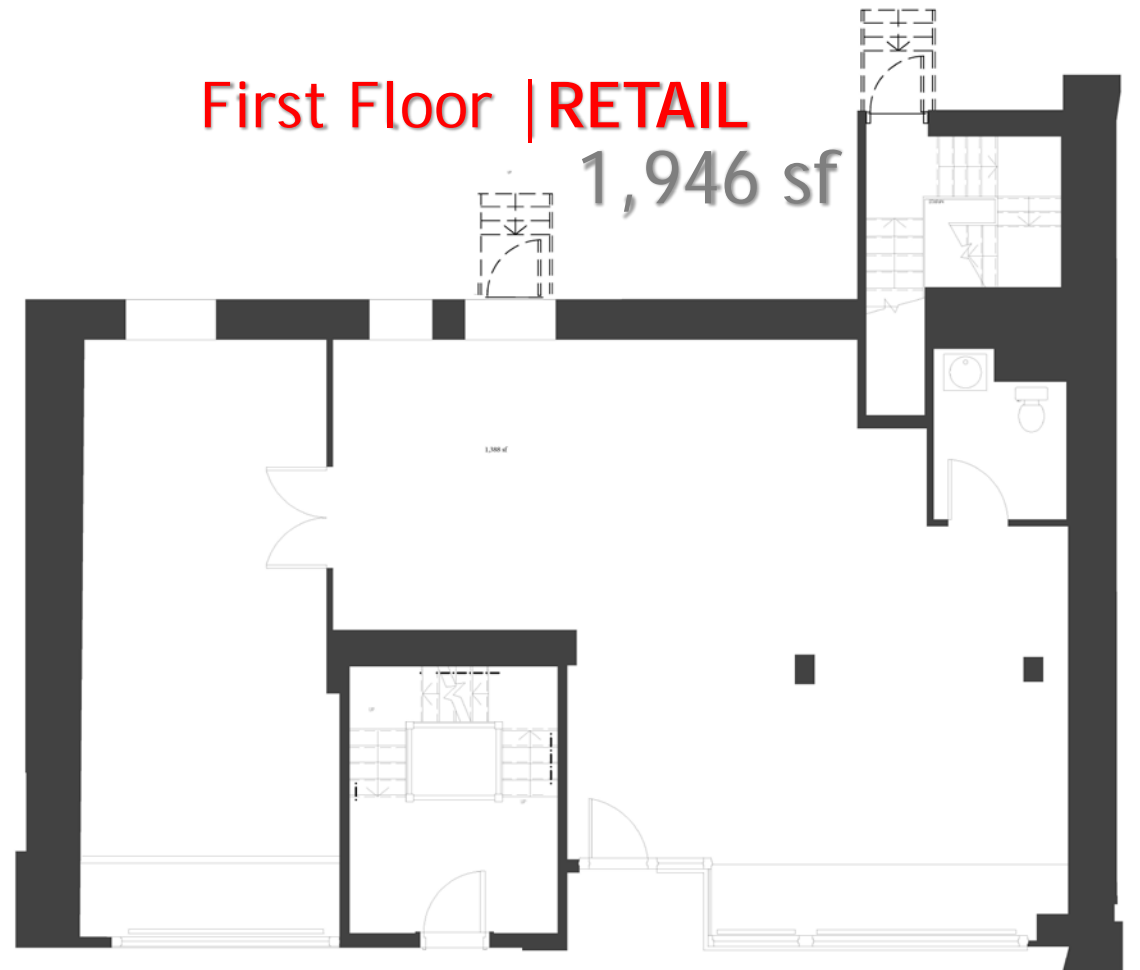


Floor Plans

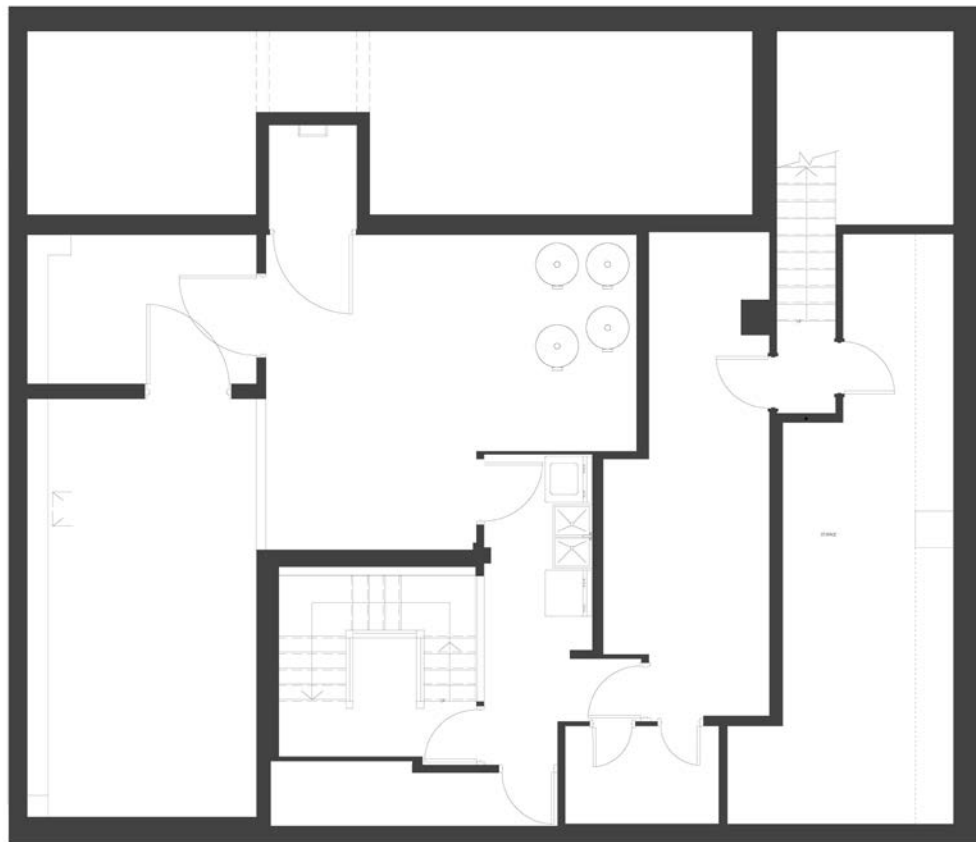
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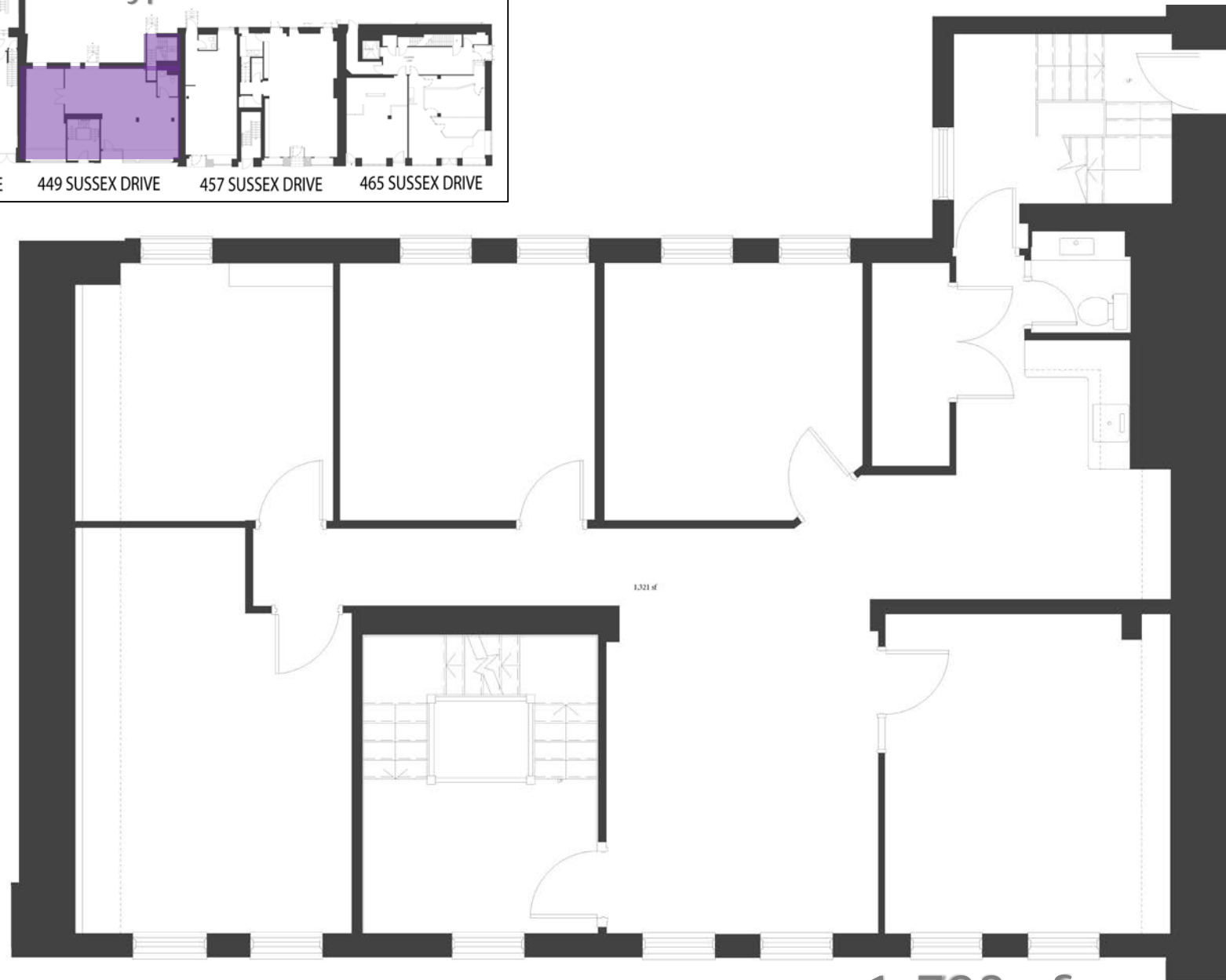
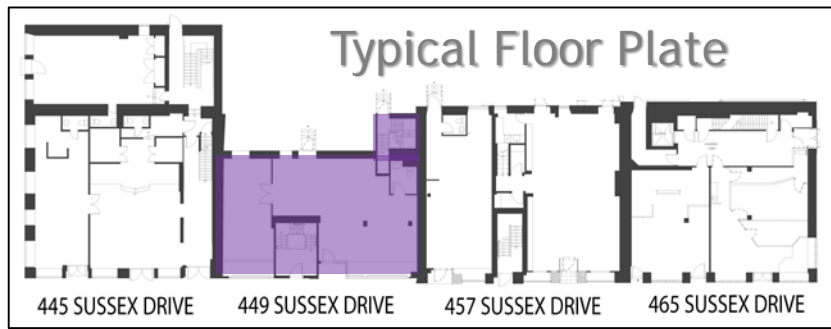
Sussex Drive

First Floor | **RETAIL**
1,946 sf



Basement | **RETAIL**



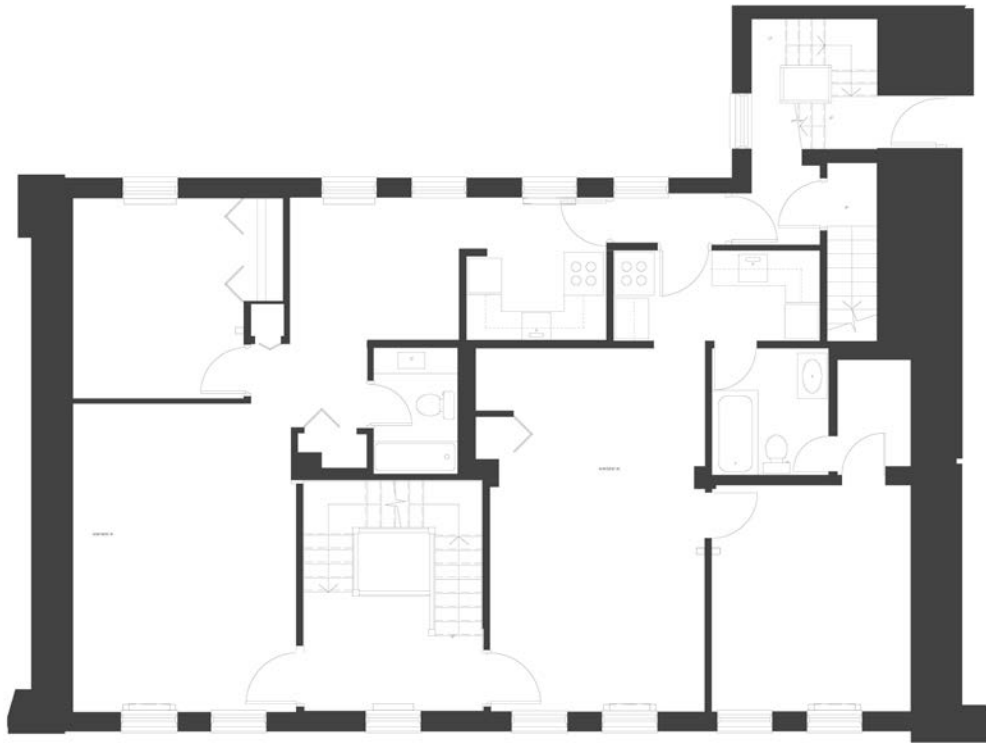
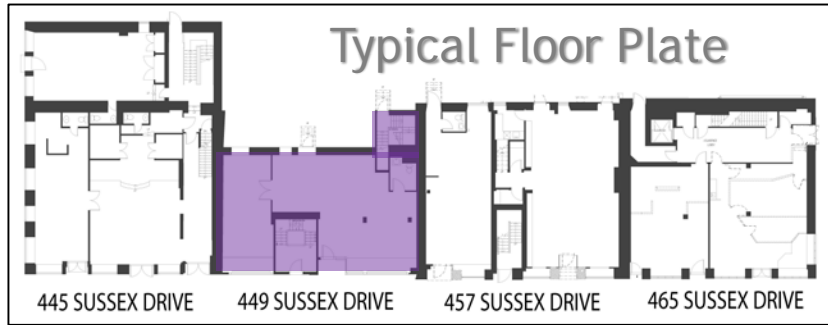


Second Floor | OFFICE 1,723 sf

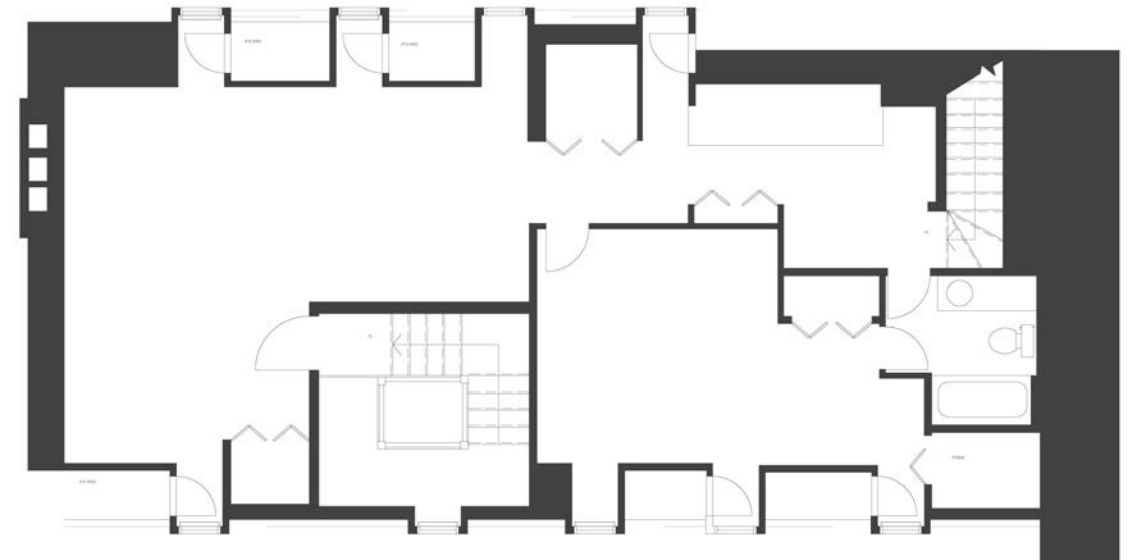
Floor Plans

449 Sussex Drive





Third Floor | RESIDENTIAL



Fourth Floor | RESIDENTIAL

Floor Plans

449
Sussex
Drive

457 Sussex Drive

With over 8,000 square feet distributed over four floors: retail on the ground floor, office on the second floor and residential on the third and fourth floors, 457-459 Sussex Drive formerly housed a successful, high-end clothing boutique.

Square Footage	
Retail	
Ground Floor	716 Square Feet
	1,230 Square Feet
Office	
Second Floor	550 Square Feet
	1,173 Square Feet
	640 Square Feet



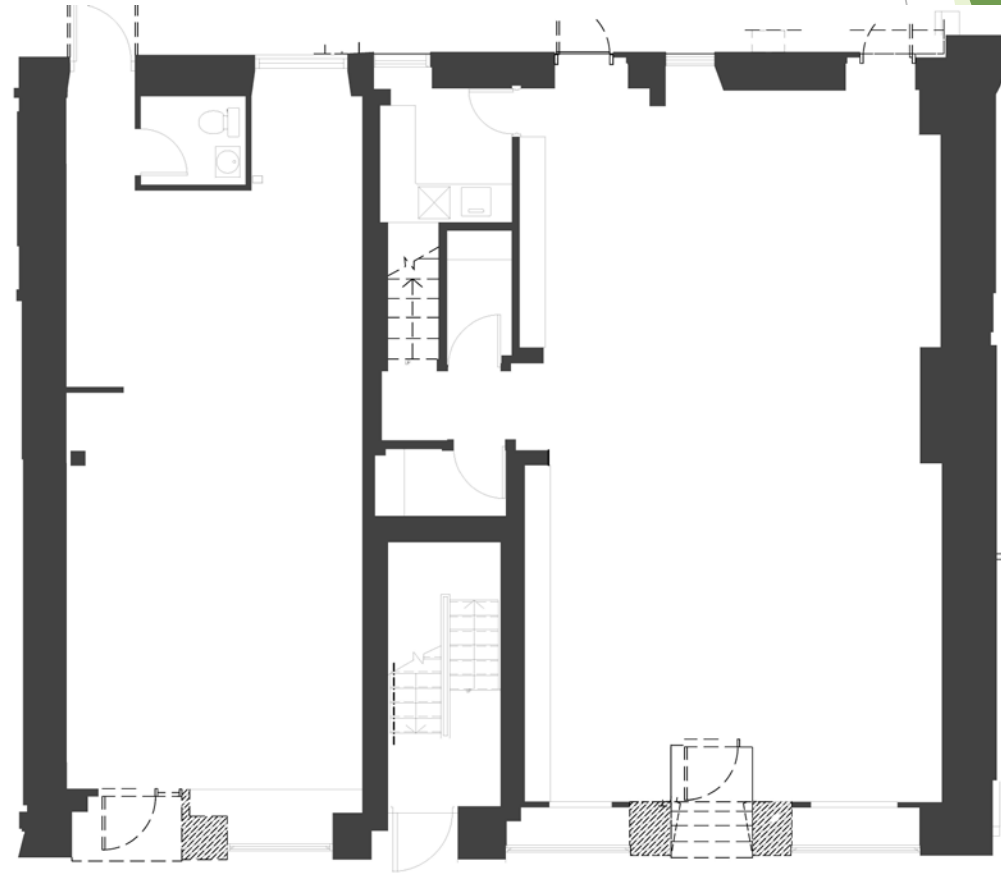
Floor Plans

457

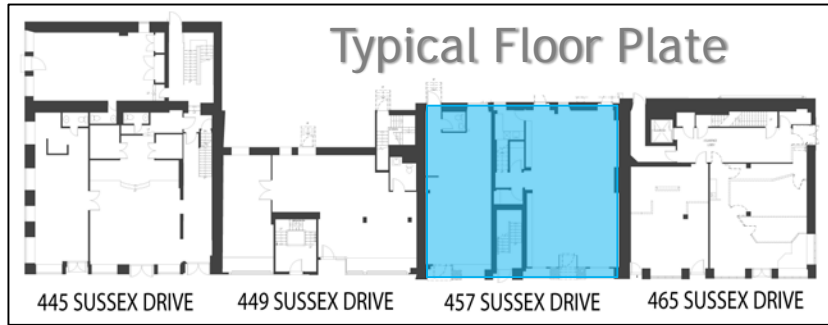
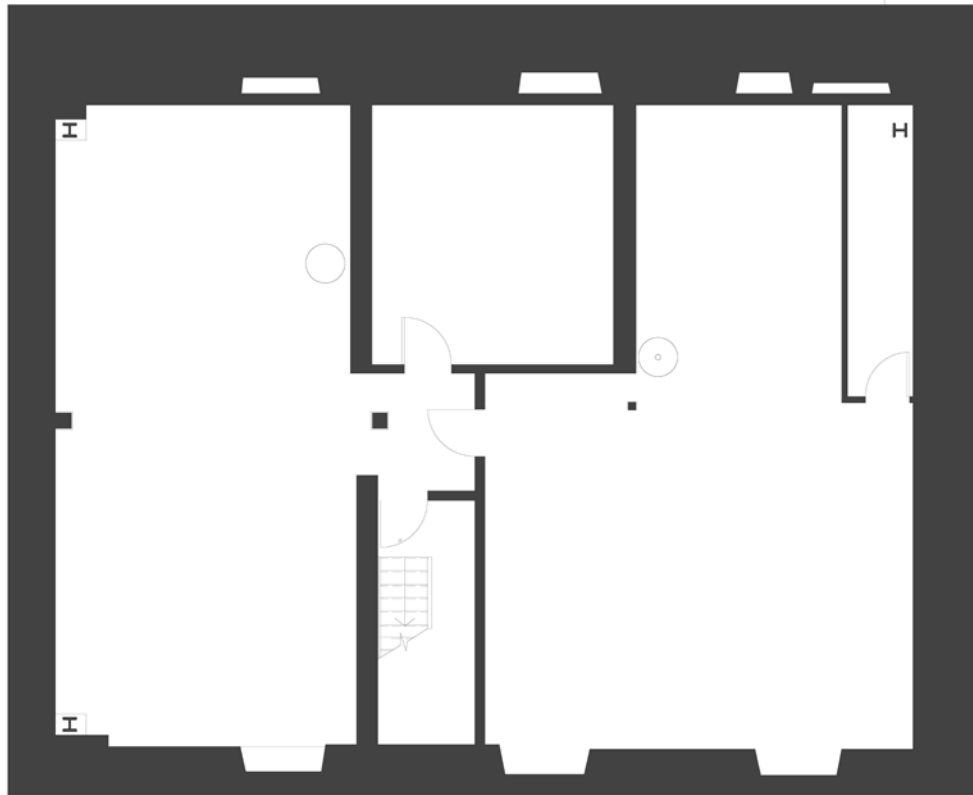
Sussex Drive



Ground Floor | **RETAIL**
1,946sf



Basement | **RETAIL**

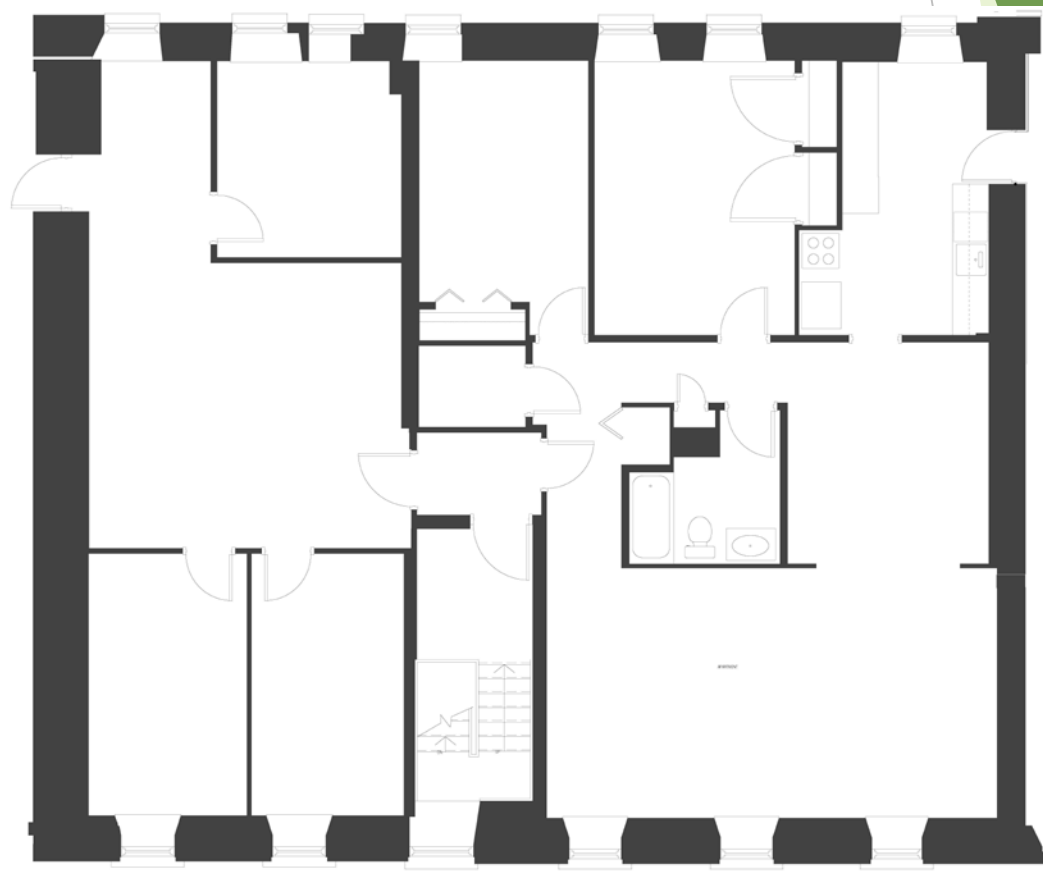
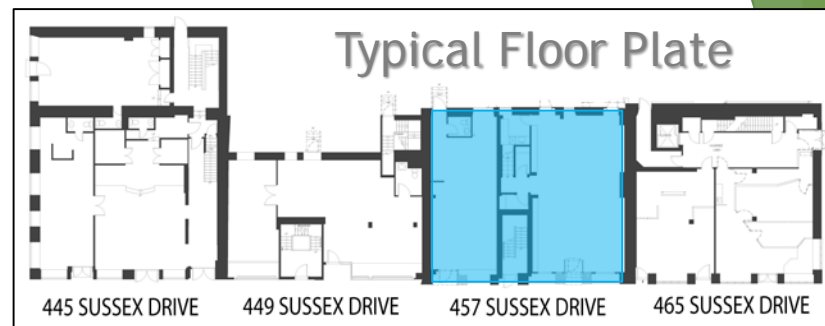


Floor Plans

457

Sussex Drive

Second Floor | OFFICE



Third Floor | OFFICE



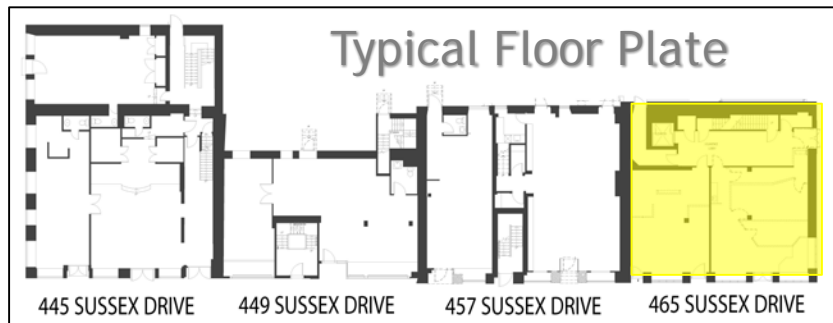
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465 Sussex Drive

The ground floor of 461- 465 Sussex Drive was previously occupied by a boutique bridal salon as well as a high-end children's clothing store.

The second floor consists of residential space and four 2-storey apartments just above.

The total building size is just approximately 11,000 square feet; 1,357 square feet of which is associated to the ground floor, street front retail portion.



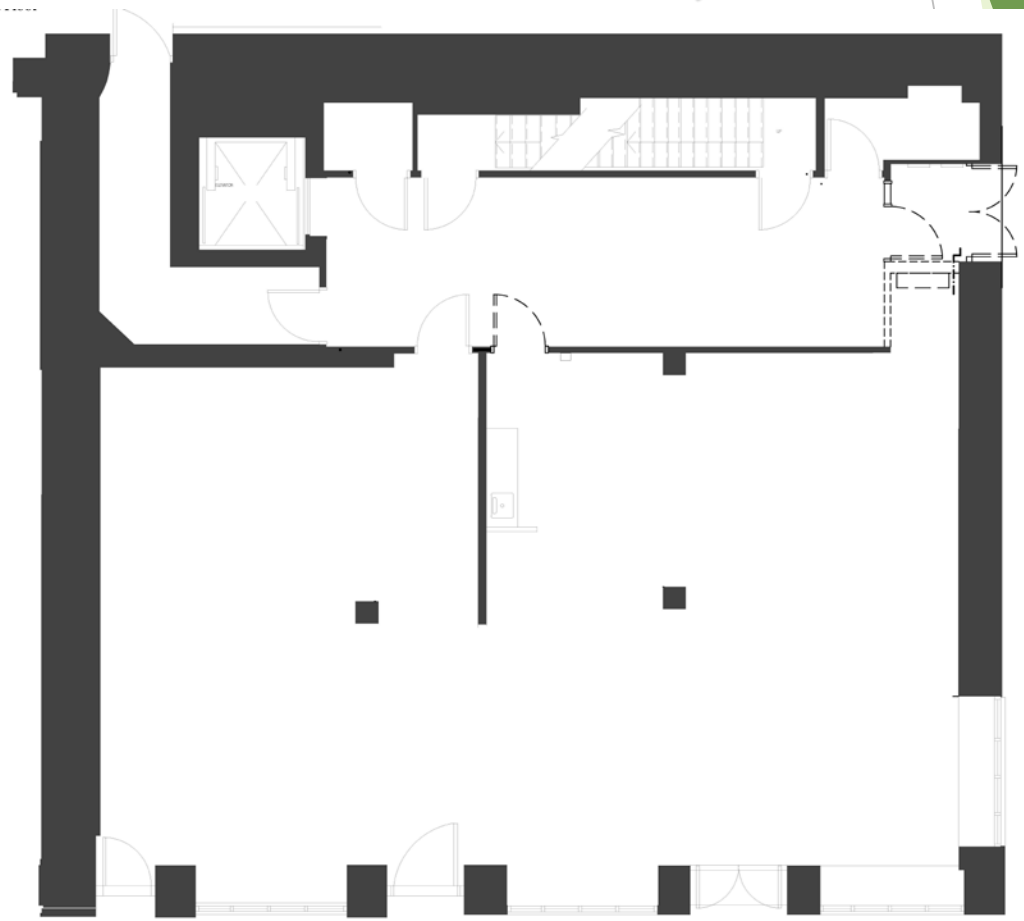
Ground Floor | **RETAIL**
1,357 sf

Floor Plans

465
Sussex
Drive



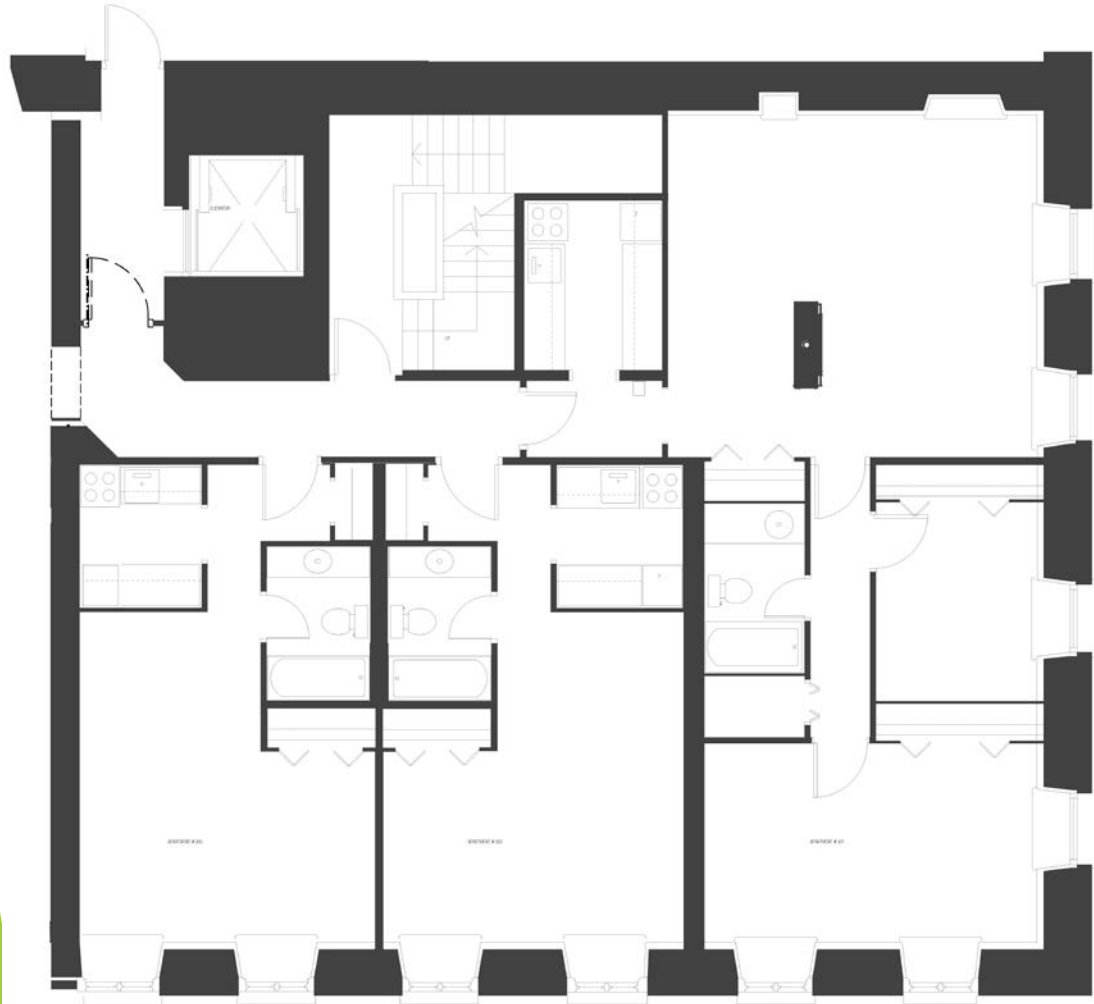
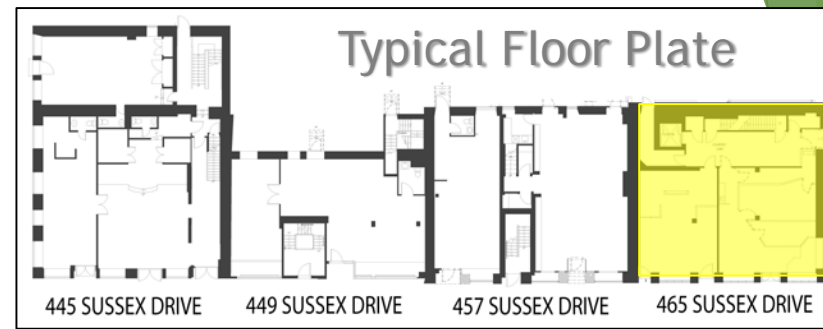
Basement | **RETAIL**



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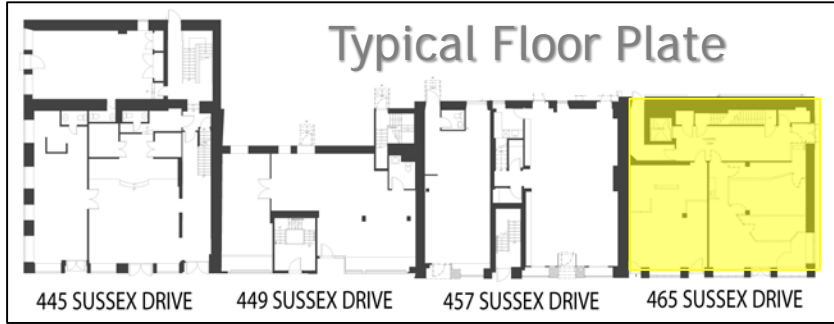
Floor Plans

465
Sussex
Drive



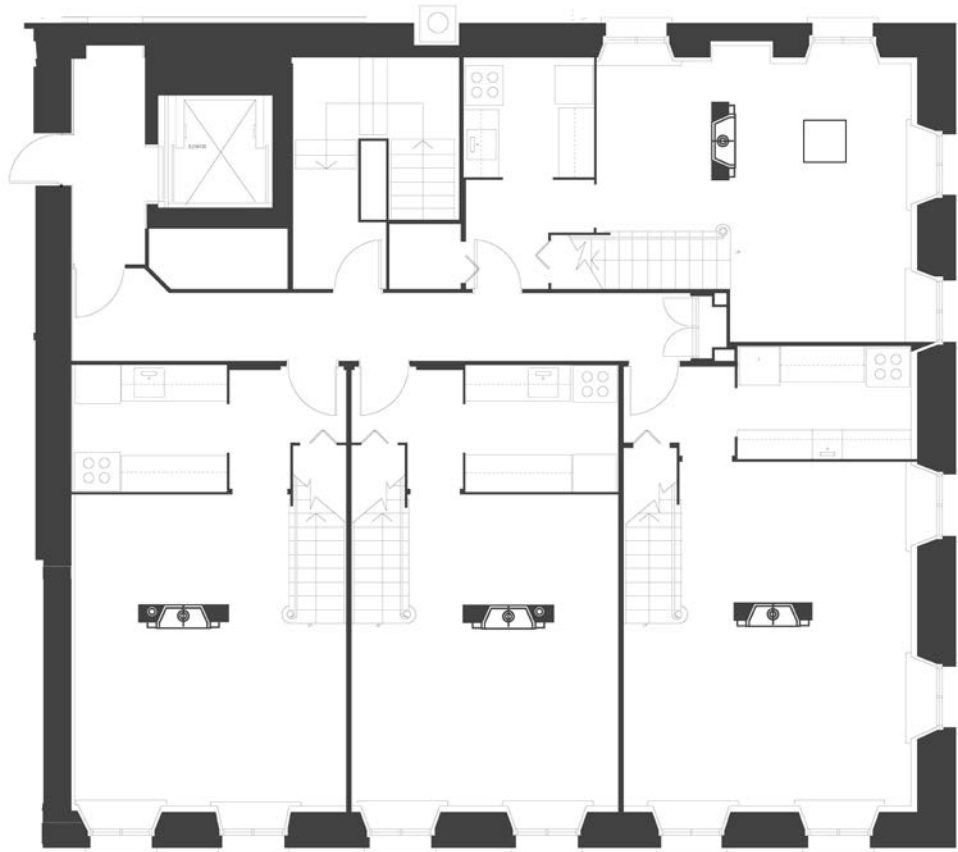
Second Floor | RESIDENTIAL



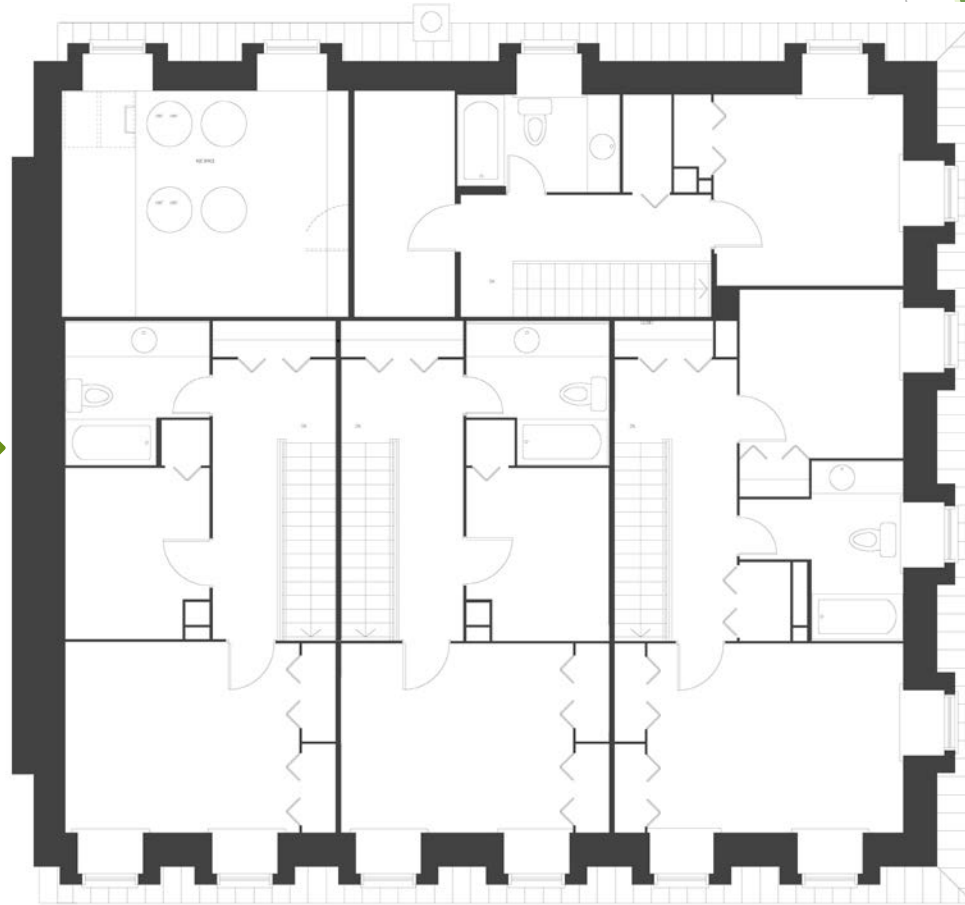


Two Storey Apartments

Fourth Floor | RESIDENTIAL



Third Floor | RESIDENTIAL



Floor
Plans
465
Sussex
Drive



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