



PROPERTY DESCRIPTION

**163 Parkdale**

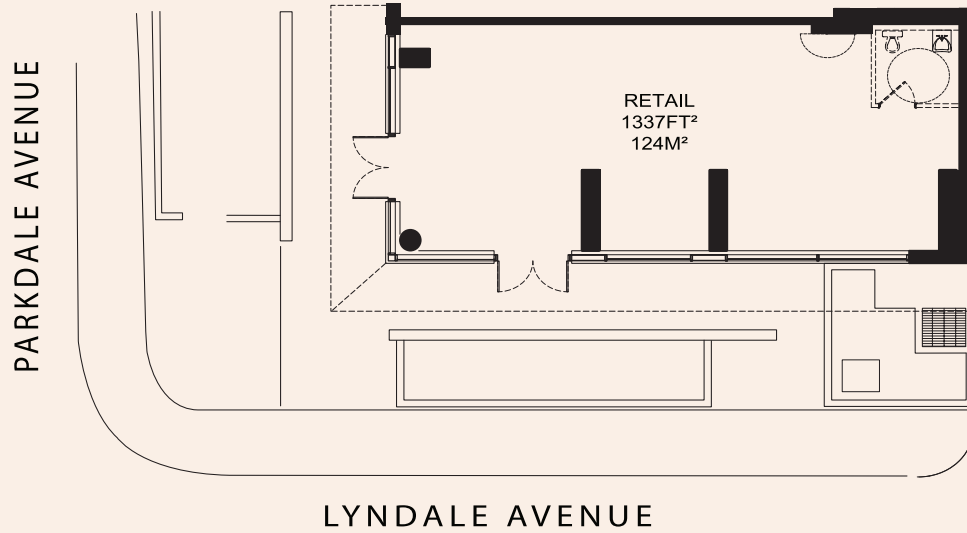
Located at the prominent corner of Parkdale and Lyndale, in Parkdale Collective, a modern residential rental high-rise in the heart of Mechanicsville.



Civic Address	163 Parkdale Ave.
Location	Ottawa, Ontario
Total Rentable Area	1,337 sq.ft.
Occupancy	Available immediately
Base Rent	Starting at \$36.00 PSF
Additional Rent	\$21.00 PSF estimated

PROPERTY FEATURES

- Two double-door entrances on the corner of Parkdale and Lyndale
- Full height windows along the entire South and West Façade
- Potential to add a mezzanine for additional square footage
- Across the street from a federal government employment hub (Tunneys Pasture) with infrastructure for up to 13,000 employees
- One block from Tunneys Pasture LRT Station
- Located near Wellington West with access to the Kichi Zibi Mikan (former Ottawa River Parkway)
- Located in a prominent corner of a 279-unit curated living residential tower



Demographics	2KM	5KM
Households	17,648	100,484
Household Income	\$113,189	\$100,834
Median Age	40.9	39
Population	2KM	5KM
2023 Population	34,742	671,165
2028 Population	38,914	738,772
2033 Population	42,576	799,023
Median Age	40.9	39.8

WEBSITE

[www.richcraftproperties.com/parkdale](http://www.richcraftproperties.com/parkdale)  
[www.parkdalecollective.com](http://www.parkdalecollective.com)

