



PROPERTY OVERVIEW

**163 Parkdale**

Located at the prominent corner of Parkdale and Lyndale, this prime retail space is available for lease in the Richcraft Collective Parkdale, a modern residential rental high-rise. The space offers excellent visibility with large windows, perfect for businesses looking to engage with the local community. Positioned near the Parkdale Market, it benefits from high foot traffic and easy access to downtown Ottawa and major transit routes.

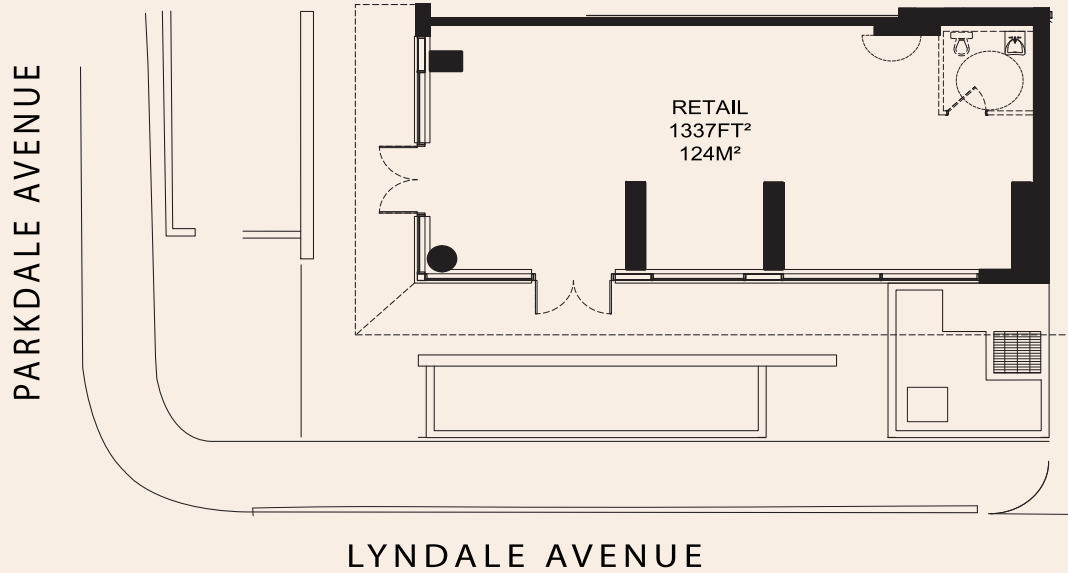


<b>Civic Address</b>	163 Parkdale Ave.
<b>Location</b>	Ottawa, Ontario
<b>Total Rentable Area</b>	1,337 sq.ft.
<b>Occupancy</b>	Available October 2024
<b>Base Rent</b>	Starting at \$36.00 PSF
<b>Additional Rent</b>	\$21.00 PSF estimated

PROPERTY FEATURES

The unit has two double door entrances on the corner of Parkdale and Lyndale with full height windows along the entire South and West Façade. With high ceiling heights throughout, there is 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 along Wellington West with access to the Kichi Zibi Mikan (former Ottawa River Parkway)
- Located on 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	10KM
2023 Population	34,742	671,165
2028 Population	38,914	738,772
2033 Population	42,576	799,023
Median Age	40.9	39.8

**About Richcraft**

Richcraft is a distinguished family owned Ottawa Real Estate Corporation. The company's 40 year history is comprised of home and high-rise construction, land acquisition, development, and ownership and management of both residential and commercial properties. Multiple joint venture projects complete Richcraft's diverse portfolio and further highlight its extensive footprint in the real estate sector.

Ask about this space call or email

leasing@richcraft.com  
613.739.5777

