

Constitution Square

# RETAIL AVAILABLE



URBANREFORM



TD Asset  
Management



FORGESTONE  
CAPITAL







# 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.

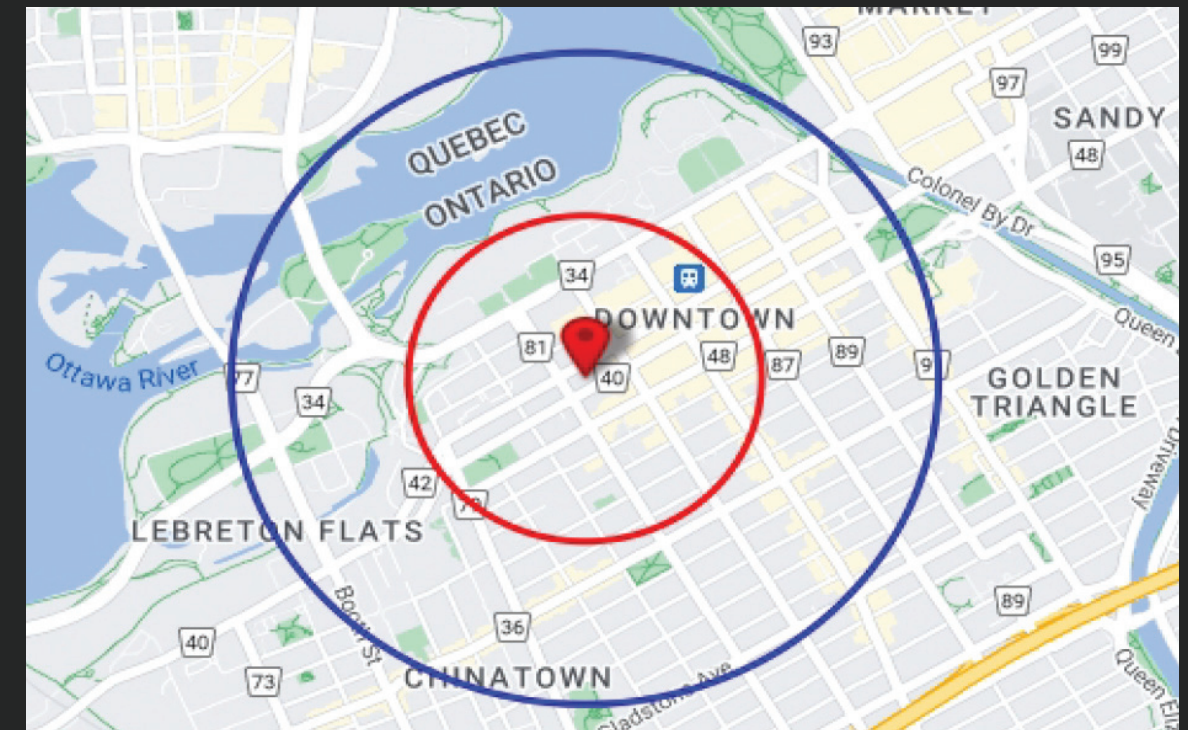
- **Retail SF:** 35,680 sf (over 90% leased)
- **Retail Units Available:** #110-881 SF, #120-1,018 SF, #180-1,400 SF can be combined with #170-412 SF
- **Office SF:** 1,058,046 SF (three towers)
- **Adjacent Office SF:** Over 2,200,000 SF (Place de Ville, Minto Place)
- **Year Built:** 1986 (360 Albert 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 rents:** Approximately \$25/SF



# THE NUMBERS

2022 Demographic Snapshot	350 - 360 Albert St #340, Ottawa, ON K1R 1A4 0 - 0.5 km		350 - 360 Albert St #340, Ottawa, ON K1R 1A4 0 - 1 km		Ottawa, ON	
		%		%		%
<b>Total Population</b>						
2017 estimated	8,364		20,901		984,099	
2022 estimated	9,611		23,420		1,069,201	
2027 Projected	10,540		25,338		1,157,100	
% Pop. Change (2017-2022)	14.9%		12.1%		8.6%	
% Pop. Change (2022-2027)	9.7%		8.2%		8.2%	
<b>2022 Total Population by Age</b>	<b>9,611</b>		<b>23,420</b>		<b>1,069,201</b>	
0 to 4 years	184	1.9%	488	2.1%	51,381	4.8%
5 to 19 years	445	4.6%	1,164	5.0%	173,680	16.2%
20 to 24 years	728	7.6%	1,809	7.7%	73,834	6.9%
25 to 34 years	3,026	31.5%	7,929	33.9%	167,545	15.7%
35 to 44 years	1,723	17.9%	4,217	18.0%	146,896	13.7%
45 to 54 years	1,039	10.8%	2,380	10.2%	135,182	12.6%
55 to 64 years	1,071	11.1%	2,458	10.5%	140,474	13.1%
65 to 74 years	849	8.8%	1,783	7.6%	102,277	9.6%
75 years & over	546	6%	1,193	5%	77,932	7%
<b>Median Age</b>	<b>37.0</b>		<b>35.6</b>		<b>39.5</b>	
<b>2022 Total Census Families</b>	<b>2,035</b>		<b>4,598</b>		<b>278,842</b>	
Average Persons Per Family	2.3		2.3		3.0	
Total Couples	1,776	87.3%	3,968	86.3%	234,305	84.0%
Without children at home	1,457	71.6%	3,175	69.1%	107,172	38.4%
With children at home	319	15.7%	793	17.2%	127,133	45.6%
Lone-parent families	259	12.7%	630	13.7%	44,537	16.0%
Children Per Census Family	0.4		0.5		1.1	
<b>2022 Educational Attainment (15 years+)</b>	<b>9,101</b>		<b>21,752</b>		<b>884,557</b>	
Less than a bachelor degree	3,507	38.5%	8,616	39.6%	515,674	58.3%
Bachelor degree & higher	5,594	61.5%	13,136	60.4%	368,883	41.7%
<b>2022 Households</b>	<b>6,170</b>		<b>14,775</b>		<b>419,483</b>	
Persons per household	1.55		1.55		2.50	
Average household income	\$ 101,715		\$ 92,463		\$ 130,089	

2022 Daytime Population	350 - 360 Albert St #340, Ottawa, ON K1R 1A4 0 - 0.5 km		350 - 360 Albert St #340, Ottawa, ON K1R 1A4 0 - 1 km		Ottawa, ON	
		%		%		%
<b>Total Estimated Population</b>	<b>9,611</b>		<b>23,420</b>		<b>1,069,201</b>	
<b>Total Daytime Population</b>	<b>90,109</b>		<b>110,487</b>		<b>1,133,490</b>	
Daytime Population at Home	3,295	3.7%	7,646	6.9%	489,941	43.2%
0 to 14 years	446	0.5%	1,219	1.1%	165,374	14.6%
15 to 64 years	1,800	2.0%	4,432	4.0%	184,723	16.3%
65 years and over	1,049	1.2%	1,995	1.8%	139,844	12.3%
Daytime Population at Work	86,813	96.3%	102,840	93.1%	643,549	56.8%
Work At Usual Place	80,133	88.9%	93,062	84.2%	491,695	43.4%
Work Mobile	5,529	6.1%	7,041	6.4%	62,586	5.5%
Work At Home	1,151	1.3%	2,737	2.5%	89,268	7.9%





An aerial photograph of downtown Ottawa, Canada, showing a dense urban landscape with numerous high-rise buildings. The Ottawa River is visible in the upper left corner. Several key locations are labeled in blue text: 'Parliament Hill' in the top right, 'Supreme Court of Canada' in the upper middle, and 'Bank of Canada' in the center. A large orange-outlined area in the center-left is labeled 'Constitution Square' in orange text. Two specific project locations are highlighted with orange rectangles and labeled with white text boxes. The first box, located at the intersection of Sparks St. and Queen St., describes a project at 340 Queen Street. The second box, located at the intersection of Albert St. and Queen St., describes a project at 400 Albert Street. A third orange-outlined area is visible to the right of the Constitution Square area, with a white text box describing a project at 280-300 Queen Street. The background shows a mix of modern glass skyscrapers and older stone buildings, with green spaces and the river providing context. Street names like Sparks St., Queen St., and Albert St. are visible. Highway markers for 81, 40, and 48 are also present.

**THE AREA**

340 Queen Street  
Claridge Homes  
Mixed-use Condo  
Residential Units: 266  
Est. Completion: Q3 2023

400 Albert Street  
Main+Main, Westdale Properties  
Mixed-use Condo  
Residential Units: 834  
Retail: 23,000 sq. ft.  
Est. Completion: TBD

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

Constitution Square

Parliament Hill

Supreme Court of Canada

Bank of Canada

Sparks St.

Queen St.

Albert St.

81

40

48

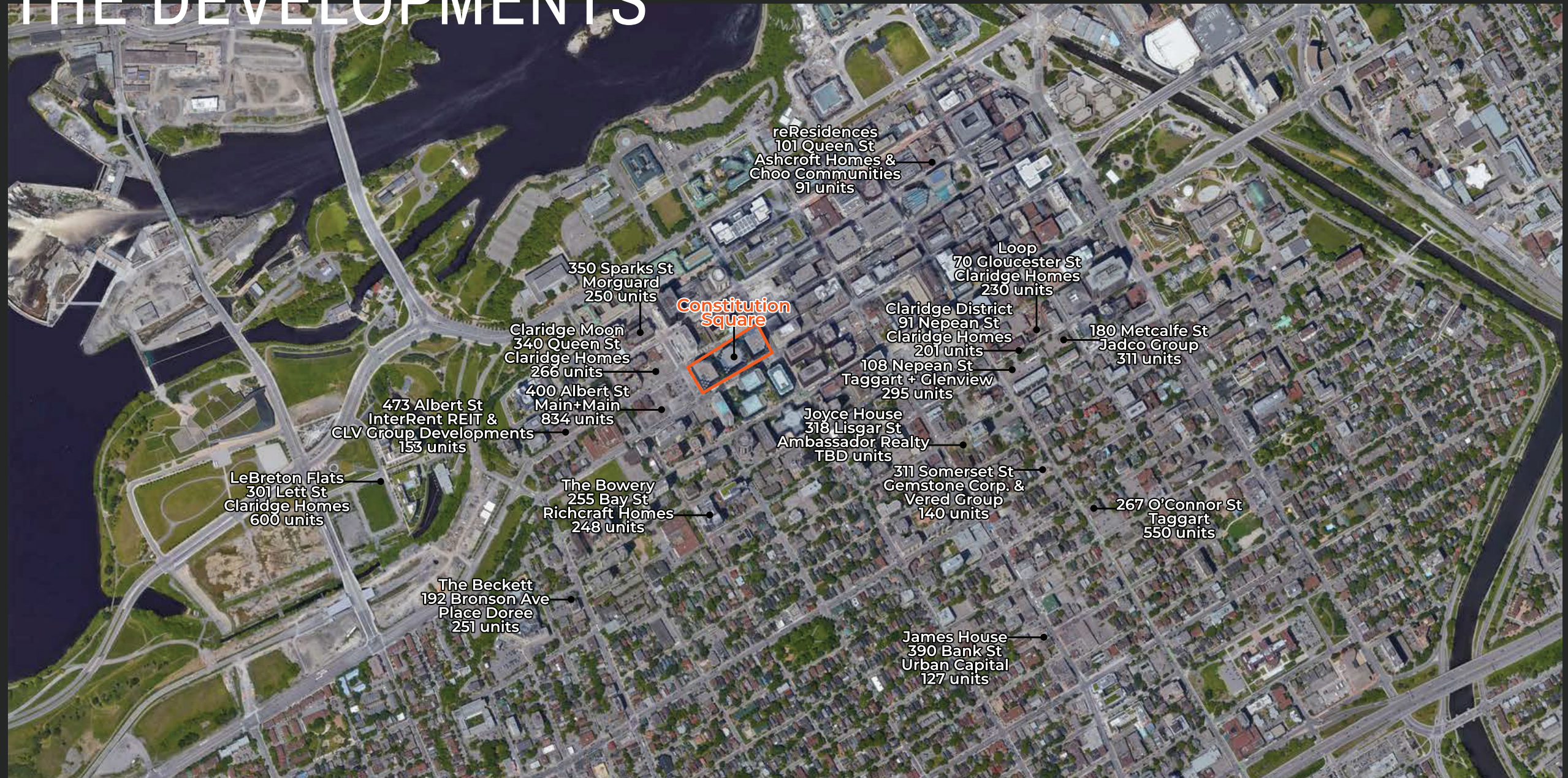
TAKE A CLOSER LOOK AT THE AREA

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

## TAKE A CLOSER LOOK AT THE AREA

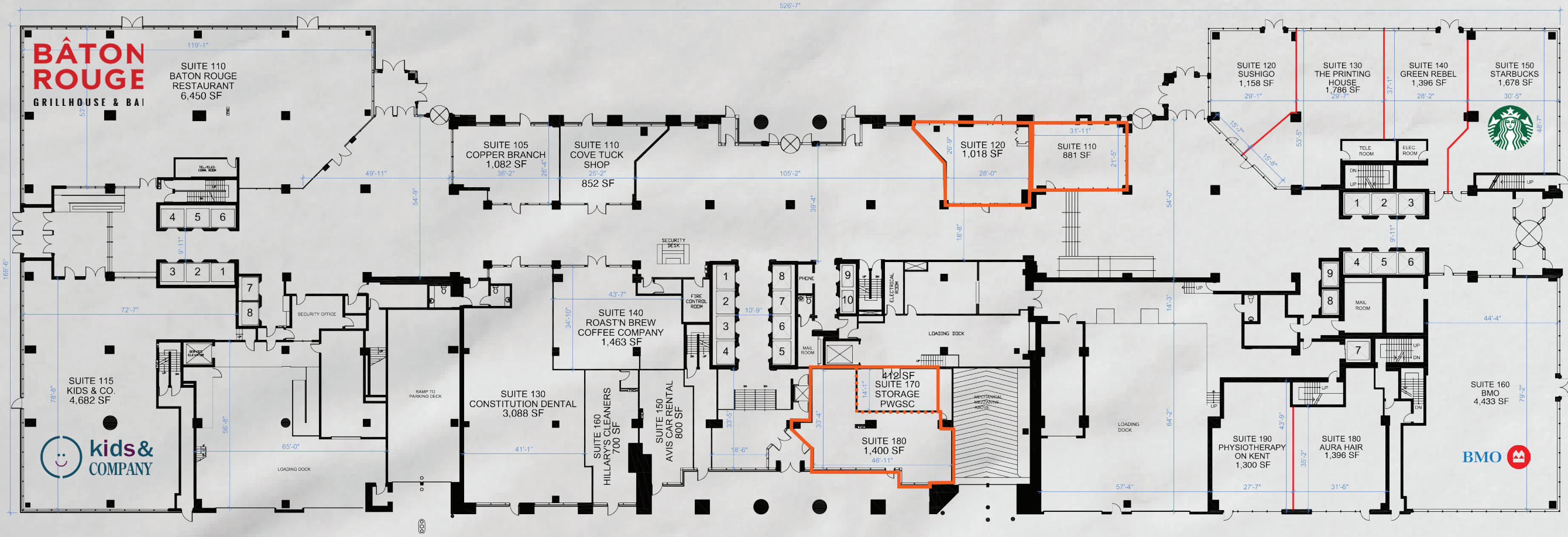


# THE DEVELOPMENTS

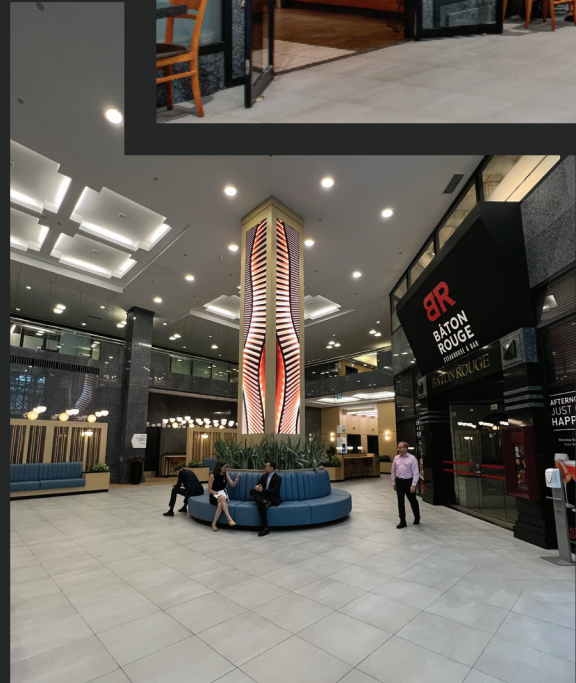




# FLOOR PLAN











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