

FOR LEASE

240 Sparks Street
Ottawa, ON K1P 6C9



SPACE TYPE | RETAIL

BASE RENT | \$15 - \$25/SF

ADDITIONAL RENT | Contact Broker

FEATURES

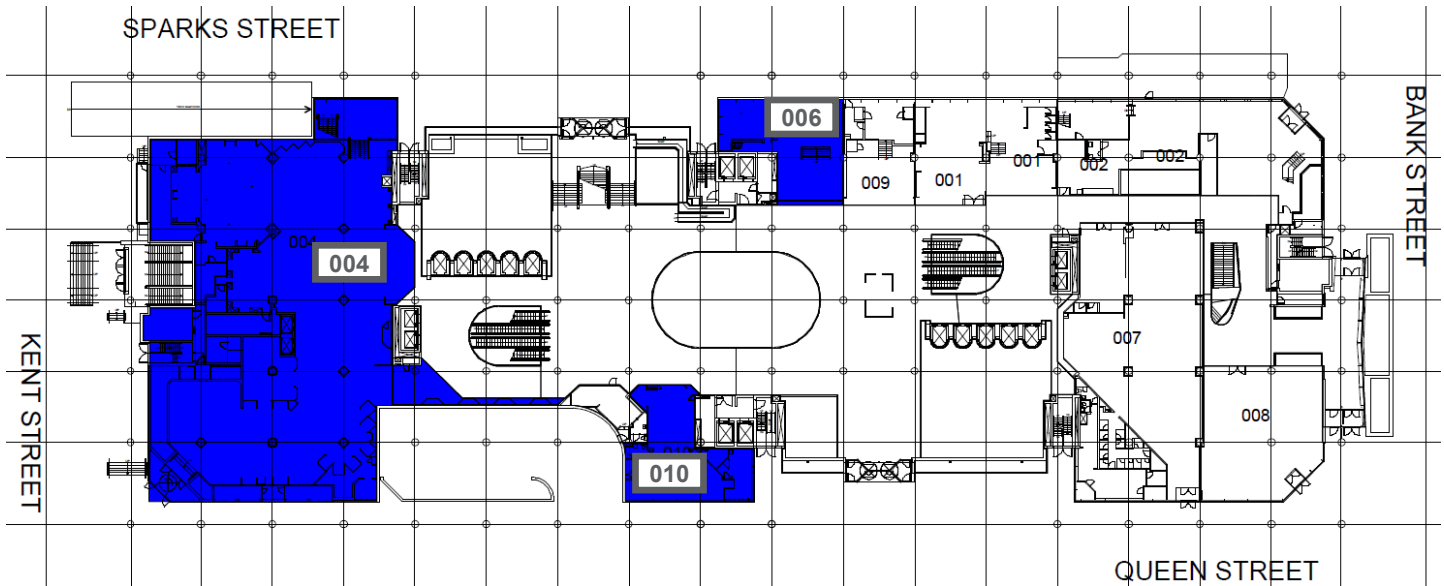
- Multiple retail opportunities available following a recent multi-million dollar renovation of the commercial concourse levels
- Anchor opportunity available on the west face fronting Queen, Kent and Sparks Streets
- Steps from National Capital attractions, the historic Sparks Street pedestrian mall, and the future sites of Ottawa Light Rail Transit downtown stations
- Easily accessible from Highway 417 via Kent Street
- Located in the heart of Ottawa's Central Business District
- Ideal for grocery, home décor, apparel, specialty retailers, restaurant, health service providers, personal and professional products or services
- Co-tenants include Appletree Medical Group, Rexall, Sparks Street Dental, 360 Centre 360, 3 Brewers, Elisa G and Bentons

This disclaimer applies to Brookfield Global Integrated Solutions Realty Inc./Société Immobilière Brookfield Solutions Globales Intégrées Inc. and to all other divisions of Brookfield Global Integrated Solutions Canada LP ("Brookfield GIS"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by Brookfield GIS, and Brookfield GIS does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Brookfield GIS does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient. All Rights Reserved. Not intended to solicit anyone currently under contract.

FOR LEASE

240 Sparks Street
Ottawa, ON K1P 6C9

FLOOR PLAN - Street Level / Anchor Opportunity



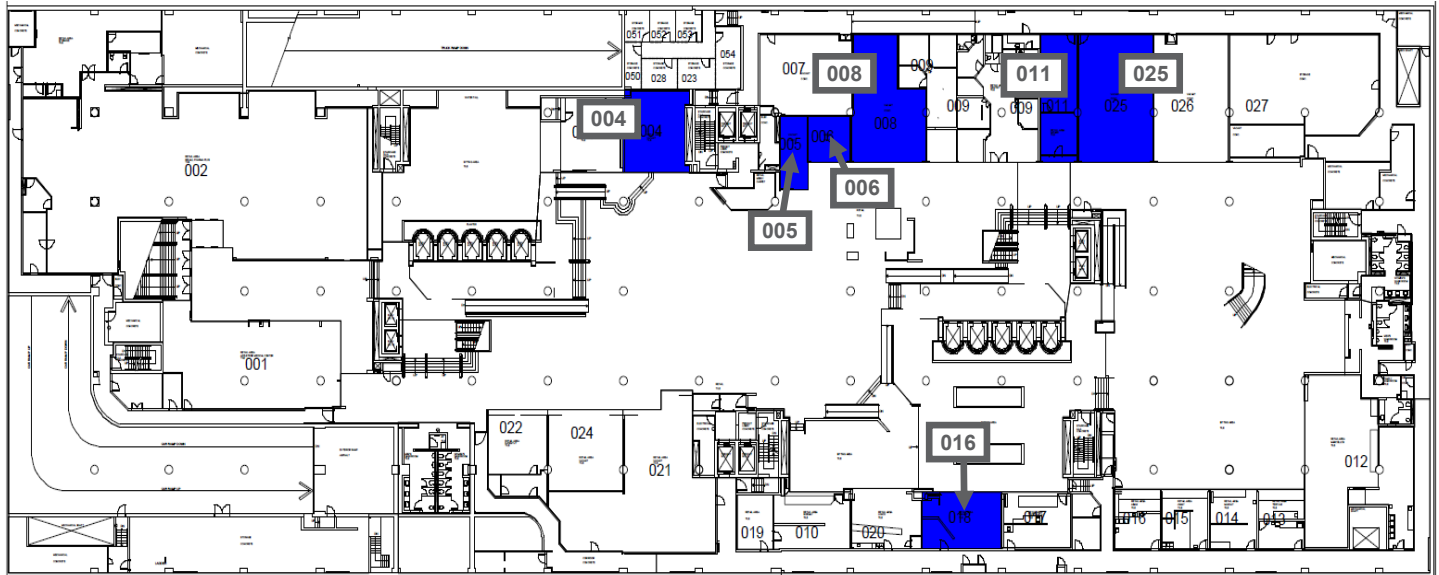
Exposure	Unit Number	Available Space	Comments
West Anchor	004	14,000 SF	Fronts Sparks, Kent and Queen Streets
North	006	1,781 SF	In-line opportunity fronting Sparks Street
South	010	1,787 SF	In-line opportunity fronting Queen Street

This disclaimer applies to Brookfield Global Integrated Solutions Realty Inc./Société Immobilière Brookfield Solutions Globales Intégrées Inc. and to all other divisions of Brookfield Global Integrated Solutions Canada LP ("Brookfield GIS"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by Brookfield GIS, and Brookfield GIS does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Brookfield GIS does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient. All Rights Reserved. Not intended to solicit anyone currently under contract.

FOR LEASE

240 Sparks Street
Ottawa, ON K1P 6C9

FLOOR PLAN - Lower Level Opportunities



Exposure	Unit Number	Available Space	Comments
Lower North	004	687 SF	Open ceiling
	005	270 SF	Can be combined for 1,605 SF
	006	270 SF	
	008	1,065 SF	
	011	649 SF	Can be combined for 1,938 SF
	025	1,289 SF	
Food Court	016	606 SF	No grease venting

This disclaimer applies to Brookfield Global Integrated Solutions Realty Inc./Société Immobilière Brookfield Solutions Globales Intégrées Inc. and to all other divisions of Brookfield Global Integrated Solutions Canada LP ("Brookfield GIS"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by Brookfield GIS, and Brookfield GIS does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Brookfield GIS does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient. All Rights Reserved. Not intended to solicit anyone currently under contract.

FOR LEASE

240 Sparks Street
Ottawa, ON K1P 6C9

LOCATION MAP



FOR MORE INFORMATION

STEVE CONSTANTINE

Leasing and Tenant Relations Manager, Broker

613.915.4919

steve.constantine@brookfieldgis.com

This disclaimer applies to Brookfield Global Integrated Solutions Realty Inc./Société Immobilière Brookfield Solutions Globales Intégrées Inc. and to all other divisions of Brookfield Global Integrated Solutions Canada LP ("Brookfield GIS"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by Brookfield GIS, and Brookfield GIS does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Brookfield GIS does not accept or assume any responsibility or liability, direct or consequential, for the information or the recipient's reliance upon the information. The information may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient. All Rights Reserved. Not intended to solicit anyone currently under contract.