

FOR LEASE | RETAIL SPACE

347-375 ST. LAURENT BOULEVARD, OTTAWA, ON



PROPERTY HIGHLIGHTS:

- Multiple retail units available for lease in established plaza
- Located in high traffic area with great visibility
- Co-tenants include Works Burger, Papa John's Pizza, Epicuria, and Edward Jones
- Possibility for pylon signage
- Ample parking and public transit at doorstep

UNIT	SQUARE FOOTAGE	STARTING RENTAL RATE	2025 ADDITIONAL RENT ESTIMATE	POSSESSION
369 St. Laurent	722 SF	\$34-36 PSF NNN	\$15.17 PSF	Immediate
373 St. Laurent	1,541 SF	\$34-36 PSF NNN	\$15.17 PSF	Immediate
Unit 200 2nd Flr	350 SF	\$17.50 PSF SEMI-GROSS	-	Immediate

EXCLUSIVELY LISTED BY:

Marcus & Millichap
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±722 SF

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AERIAL VIEW OF NEIGHBOURHOOD



SNAPSHOT OF AREA

Vanier and St. Laurent North are dynamic, evolving neighbourhoods located just east of Ottawa's downtown core. Rooted in francophone heritage, Vanier is undergoing steady revitalization supported by its central location, strong transit connectivity, and public investment. A \$50-million streetscape upgrade along Montreal Road—from North River Road to St. Laurent Boulevard—is adding wider sidewalks, parks, bike lanes, and public art, enhancing both walkability and street appeal. Montreal Road and Beechwood Avenue serve as key commercial corridors, offering a diverse mix of retail, dining, and daily amenities. Vanier Parkway connects the area to Highway 417, while the Adàwe Crossing links Vanier to Sandy Hill, the University of Ottawa, and downtown, boosting accessibility for cyclists and pedestrians.

St. Laurent North is anchored by major institutional employers such as the RCMP Headquarters, the National Research Council of Canada, and the Montfort Hospital—one of Ottawa's largest employers. The St. Laurent Shopping Centre and RioCan St. Laurent retail node serve as key commercial anchors, supported by the nearby St-Laurent LRT station. Ongoing investment from the Quartier Vanier Business Improvement Area and significant new residential development—including the multi-phase Wateridge Village project on the former CFB Rockcliffe lands—are reshaping the area's landscape. With a growing population, enhanced infrastructure, and proximity to government and institutional employers, Vanier and St. Laurent North are well-positioned for long-term growth and reinvestment.