



### Building Information

Building Size: 140,000 sf

# of Floors: 1

## Findlay Creek Centre

4792 Bank Street, Ottawa, Ontario K1T 3W7

### Building Description

- 140,000 sq. ft of prime retail space in Ottawa's fastest growing community.
- Anchored by Freshco, Canadian Tire, Shoppers Drug Mart, LCBO, Tim Hortons, Bulk Barn and ScotiaBank.
- Trade Area population of 97,100 and continues to grow.
- Daily traffic count: 19,295 vehicles per day.
- Ample free parking, 565 spaces available.
- Excellent location with two major pylon signs, highly visible



Angela Boddy  
Leasing Manager  
Taggart Realty Management  
📞 (613)234-7000  
✉️ [angela.boddy@taggart.ca](mailto:angela.boddy@taggart.ca)

Taggart Realty Management  
Taggart Realty Management  
📞 613-234-7000  
✉️ [leasing@taggart.ca](mailto:leasing@taggart.ca)

# Findlay Creek Centre

4792 Bank Street, Ottawa, Ontario K1T 3W7

Angela Boddy  
 Leasing Manager  
 Taggart Realty Management  
 ☎ (613)234-7000  
 ✉ [angela.boddy@taggart.ca](mailto:angela.boddy@taggart.ca)

Taggart Realty Management  
 Taggart Realty Management  
 ☎ [613-234-7000](tel:613-234-7000)  
 ✉ [leasing@taggart.ca](mailto:leasing@taggart.ca)

## Tenant Cost

Operating Costs	Realty Tax	Other Tenant Costs
\$ 7.39 /sf	\$ 9.27 /sf	\$ 1.87 /sf
<b>Total Additional Rent</b>		
\$ 18.53 /sf		
<b>Description</b>		
ESTIMATED Additional Rent 2023		

## Retail Profile

Number of Floor(s)	Total Retail Space (CRU)	Total Space
1	140,000 sf	140,000 sf
<b>Mall Type</b>		
Neighborhood Centre		

## Parking

**Description**  
 Ample free parking, 565 spaces available

## Anchor Tenants

Freshco	Canadian Tire	Shoppers Drug Mart
LCBO	Tim Hortons	Scotiabank