

TRINITY CROSSING
**COMMERCIAL SPACE
FOR LEASE**

1070 NOELLA LECLAIR WAY, OTTAWA

~3,300 Square Feet Available Approximately In Summer 2025





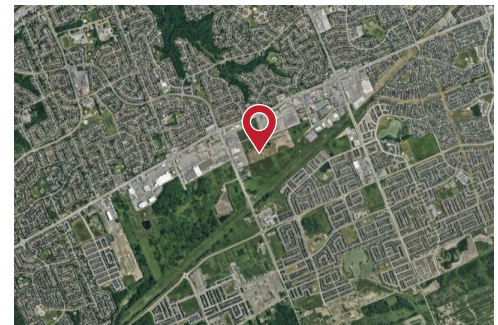
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Trinity Crossing Apartments is located in the heart of the growing community of Orleans, approximately 16km east from downtown Ottawa. Amalgamated into the city of Ottawa in 2001, the Orleans region now has a population of over 126,000.

Trinity Crossing Apartments is a brand-new multi-family development that includes 293 rental apartment residences built over 3,304 square feet of commercial space that can be divided into smaller units. The area boasts an established and growing population, including a number of newly approved communities that are under development in close proximity, adding almost 3,000 new homes.

Located next to the intersection of Innes Road and Mer-Blue Road, the area includes a number of high traffic businesses including Walmart Supercentre, Canadian Tire and Winners.



KEY FEATURES

- Central location with an established and growing population
- Brand new, modern and professional construction
- Plenty of convenient parking
- Professional management
- Flexible unit sizes

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Central location within the growing Orléans community. Trinity Crossing is less than a 5km drive from the Queensway and adjacent to Walmart.



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The units can be combined into one or two spaces based on the measurements below:

COMMERCIAL SPACE 1 UNIT 113

AVAILABLE SPACE	1,098 SQ FT
AVAILABILITY	SUMMER 2025
BASE RENT	CONTACT US

**Self-contained space along wall of Building B of apartment complex*

COMMERCIAL SPACE 2 UNIT 114

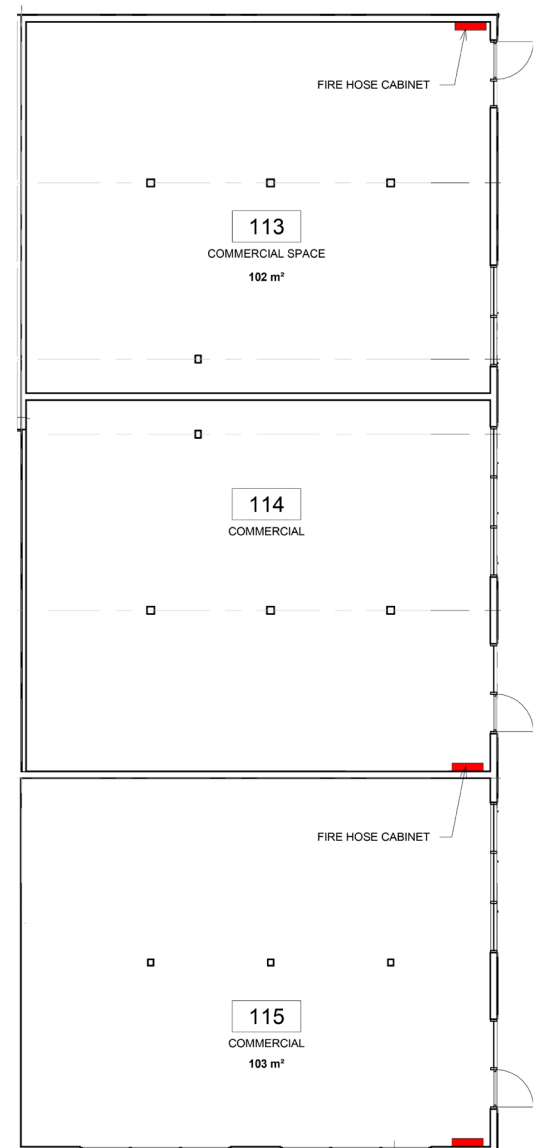
AVAILABLE SPACE	1,098 SQ FT
AVAILABILITY	SUMMER 2025
BASE RENT	CONTACT US

**Self-contained space along wall of Building B of apartment complex*

COMMERCIAL SPACE 3 UNIT 115

AVAILABLE SPACE	1,108 SQ FT
AVAILABILITY	SUMMER 2025
BASE RENT	CONTACT US

**Self-contained space along wall of Building B of apartment complex*



ZONING IN ARTERIAL MAINSTREET (AM) AREAS

1070 NOELLA LECLAIR WAY, OTTAWA



ZONING – ARTERIAL MAINSTREET (AM)

The purpose of the AM zoning is to accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in areas designated Arterial Mainstreet in the Official Plan.

PERMITTED USES INCLUDE:

- Animal Care Establishment
- Animal Hospital
- Artist Studio
- Automobile Rental Establishment
- Bank, Bank Machine
- Broadcasting Studio
- Community Centre
- Community Health And Resource Centre
- Convenience Store
- Day Care
- Diplomatic Mission (See Part 3, Section 88)
- Emergency Service
- Instructional Facility
- Library
- Medical Facility
- Municipal Service Centre
- Museum
- Office
- Payday Loan Establishment (By-Law 2017-302)
- Personal Service Business
- Post Office
- Production Studio
- Recreational And Athletic Facility
- Research And Development Centre
- Residential Care Facility (By-Law 2011-273)
- Retail Food Store
- Retail Store
- School
- Storefront Industry, See Part 3, Section 99 (By-Law 2018-171)
- Technology Industry
- Training Center

PARKING

1070 NOELLA LECLAIR WAY, OTTAWA



Approximate allocations based on type of commercial occupancy anticipated and as guidelines for what might be provided to commercial tenants (subject to change depending on the tenancy type).

VEHICULAR PARKING

	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
MEDICAL	4/100m ²	410.26m ²	16.4	17
OFFICE	2.4/100m ²	440.26m ²	10.6	10
CONVENIENCE	3.4/100m ²	232.26m ²	7.9	8

For more information, please visit www.broadstreetcommercial.ca

WHO WE ARE

BROADSTREET PROPERTIES

Broadstreet Properties is a progressive and client-focused company with over 15,000 stabilized apartment and townhouse units in more than 30 cities across Canada, totaling over 15 million square feet. Known for its strong regional leadership and forward-thinking management, Broadstreet has established itself as the brand to beat in our industry. From pre-leasing new properties to the maintenance of our existing assets and the relationships we build with our tenants, our teams strive to continue to lead the industry in innovative ways.

OUR HISTORY

As a family-owned and operated organization, we hold our family values close to our business practices. With over 35 years of experience in land development and construction, our founder Kris Mailman has grown the organization from a local single-family home developer to an industry leader in building and managing multi-family housing developments across Canada. Over the decades, we have established family-friendly communities and a comfortable rental experience.

