



# *Les Boutiques*

AT

CARRÉ SAINT LOUIS

A Premier Retail  
Opportunity in One of  
Ottawa's Best Communities



Santana Campanale, Sales Representative  
613-290-2262 | [santana@campanale.com](mailto:santana@campanale.com)

DEVELOPED BY

★ ★ ★   
**LÉPINE**

LEASING PARTNER

**Campanale**  
CAMPAÑALE REAL ESTATE (1992) LTD



## Connecting Business with Community

Now Leasing for Spring 2026  
Occupancy

Welcome to Les Boutiques at Carré Saint Louis, an unparalleled retail experience in the heart of Kanata's Town Centre. Developed by Lépine and exclusively leased by Campanale, this mixed-use development combines luxury living with vibrant commercial opportunities.

Located at 1050 Canadian Shield Avenue, the property's European-inspired design provides a sophisticated setting for retail and service-based businesses to flourish in a growing, affluent community.

## Key Features



### Brand-New Spaces

Flexible retail units ranging from 200 to over 1,300 sq. ft., with options to combine spaces for tailored business needs.



### High-Traffic Location

Surrounded by over 2,000 multi-residential units and single-family homes, ensuring consistent foot traffic.



### On-Site Residential Community

236 luxury apartments with premium amenities such as a gym, saltwater pool, and party room—offering built-in clientele.



### Exceptional Design

European-inspired architecture with high-visibility storefronts and outdoor terraces, perfect for service-based or retail businesses.



### Accessible Parking

Ample street and underground parking for customers' convenience.



### Eco-Friendly Construction

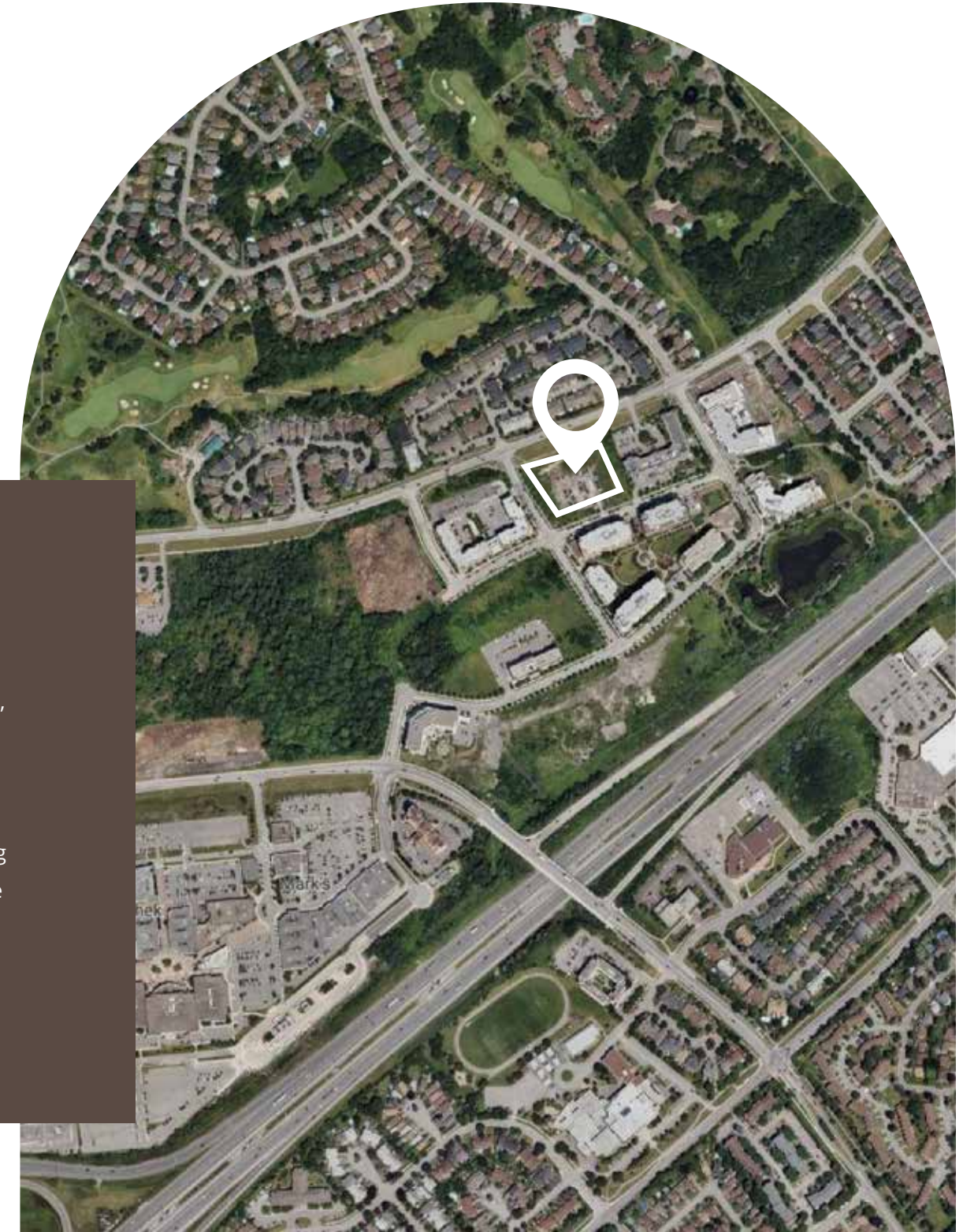
Built to high environmental standards, merging modern aesthetics with sustainability.



## Your Business Belongs Here

Position your business at the heart of a growing, dynamic community eager for high-quality shopping and services.

With Kanata's underserved market and booming residential development, Les Boutiques at Carré Saint Louis is the perfect setting to ensure your business's success.



## A Prime Location in Kanata's Town Centre

Les Boutiques at Carré Saint Louis is perfectly positioned in one of Ottawa's most dynamic and rapidly growing communities, offering exceptional access to both residential and commercial customers.

Position your business in a community where residents live, work, and play—and where your business can *thrive*.



## A Vibrant Neighborhood

- Surrounded by over 2,000 multi-residential units and single-family homes within walking distance.
- Minutes from the Canadian Tire Centre and Kanata North Tech Park.
- Close to parks, trails, and recreational facilities that enhance the area's appeal.
- A pedestrian-friendly environment that ensures strong foot traffic.

## Outstanding Accessibility

- Easy access to Highway 417 and various major routes.
- Well-connected with OC Transpo and future LRT lines.
- Ample street and underground parking for both customers and tenants.

## Community Ready for Growth

With an underserved market eager for premium shopping and service experiences, Les Boutiques at Carré Saint Louis offers an unmatched opportunity for businesses to connect with their audience and succeed in a flourishing area.





## A Closer Look: Les Boutiques at Carré Saint Louis



## Building the Future Together: Lépine & Campanale



### Lépine, Developer

For over 60 years, Lépine has set the benchmark in multi-family real estate, crafting resort-style rental communities that emphasize sustainability, accessibility, and exceptional quality.

As the visionary builder behind Les Boutiques at Carré Saint Louis, Lépine brings their renowned dedication to architectural excellence and environmental stewardship to this mixed-use development, redefining luxury living and commercial opportunities in Kanata's Town Centre.



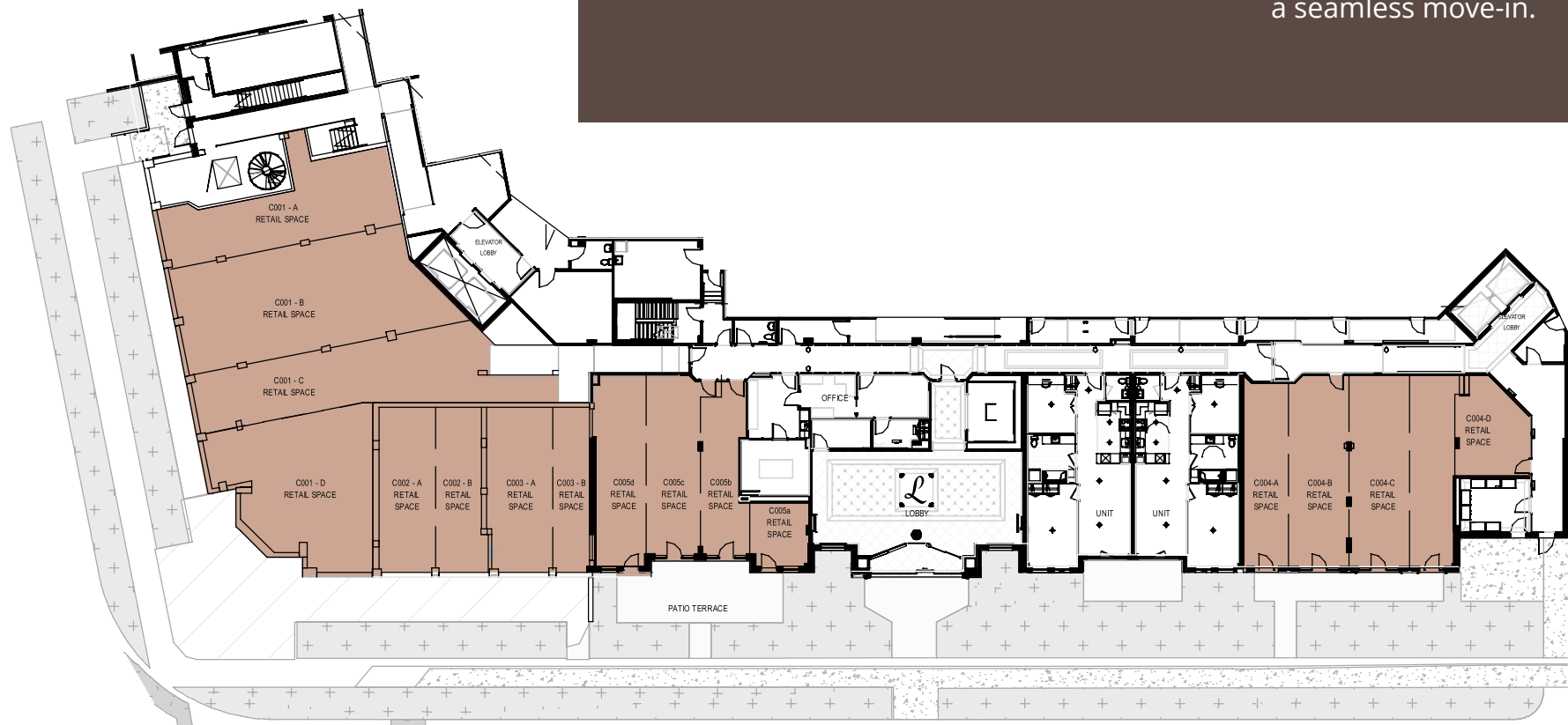
### Campanale, Leasing Partner

With a remarkable legacy spanning more than four decades, Campanale is a trusted, family-run company known for its expertise in property management, commercial ventures, and residential developments.

As the exclusive leasing partner for Les Boutiques at Carré Saint Louis, Campanale is dedicated to connecting businesses with premium retail spaces in one of Ottawa's best communities. Their commitment to innovation and quality ensures a seamless leasing experience for clients looking to establish a presence in this exceptional development.

## Les Boutiques Commercial Spaces

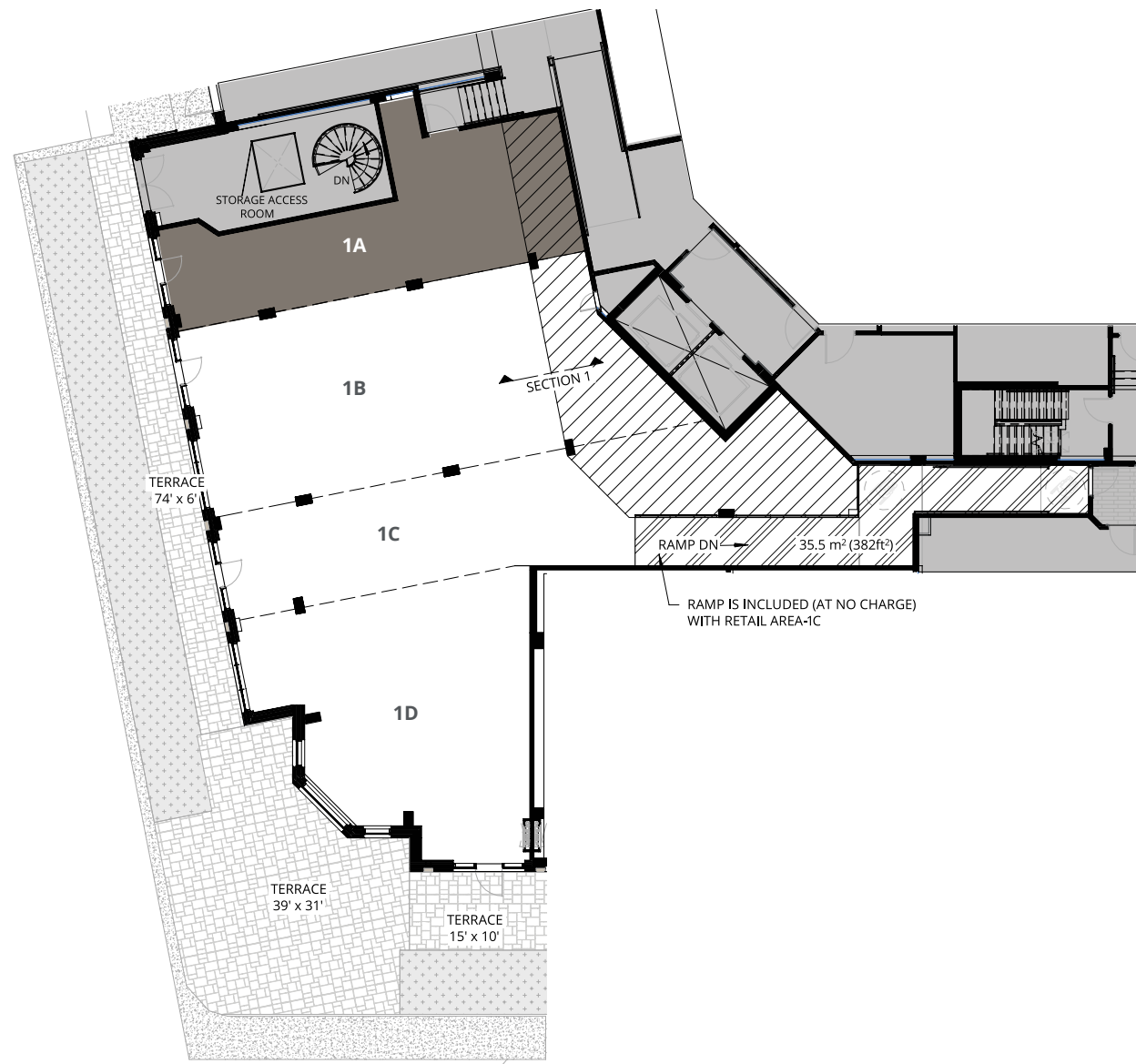
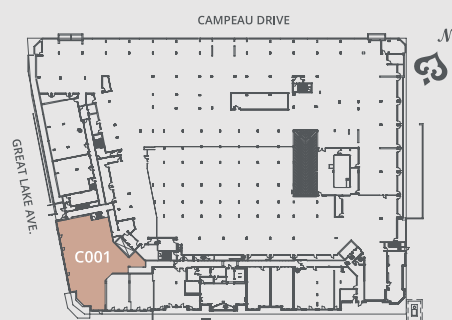
- ✓ Spring 2026 Occupancy.
- ✓ Units range from 200 to over 1,300 sq. ft., with customizable options.
- ✓ High-visibility storefronts with outdoor terraces.
- ✓ Ample street and underground parking.
- ✓ European-inspired, eco-friendly design built to high standards.
- ✓ Quality fit-ups by Lépine for a seamless move-in.



*Les Boutiques*  
AT  
CARRÉ SAINT LOUIS

Unit C001 - 1A

778 sq. ft.  
(52' x 15')



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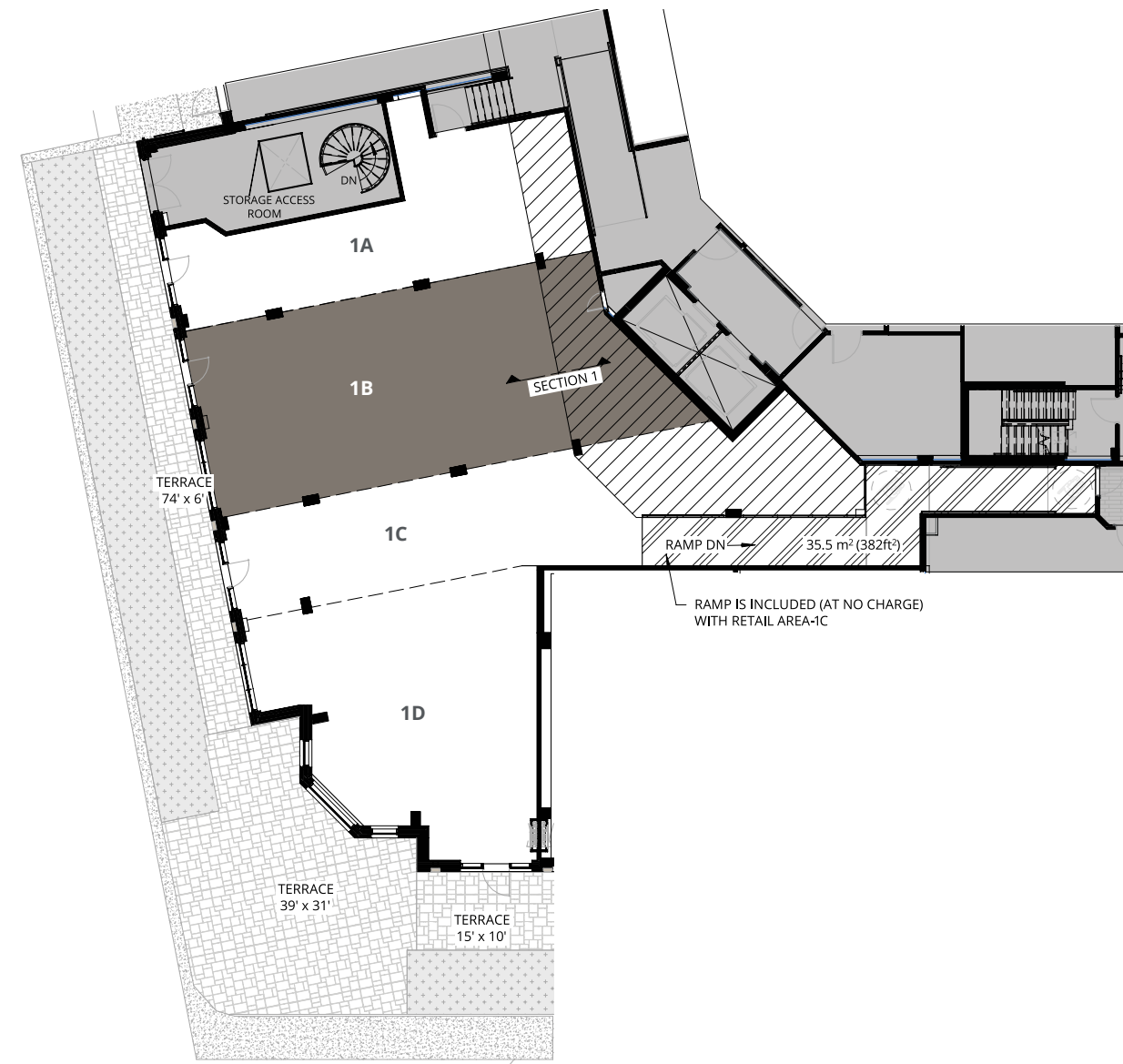
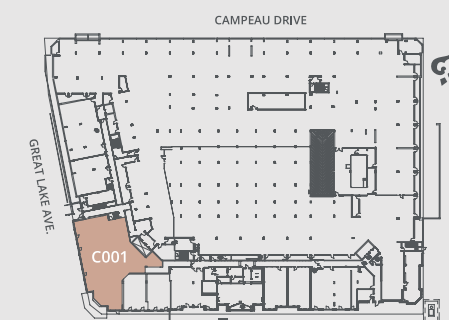
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*Les Boutiques*  
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Unit C001 - 1B

1,333 sq. ft.  
(24' x 55')



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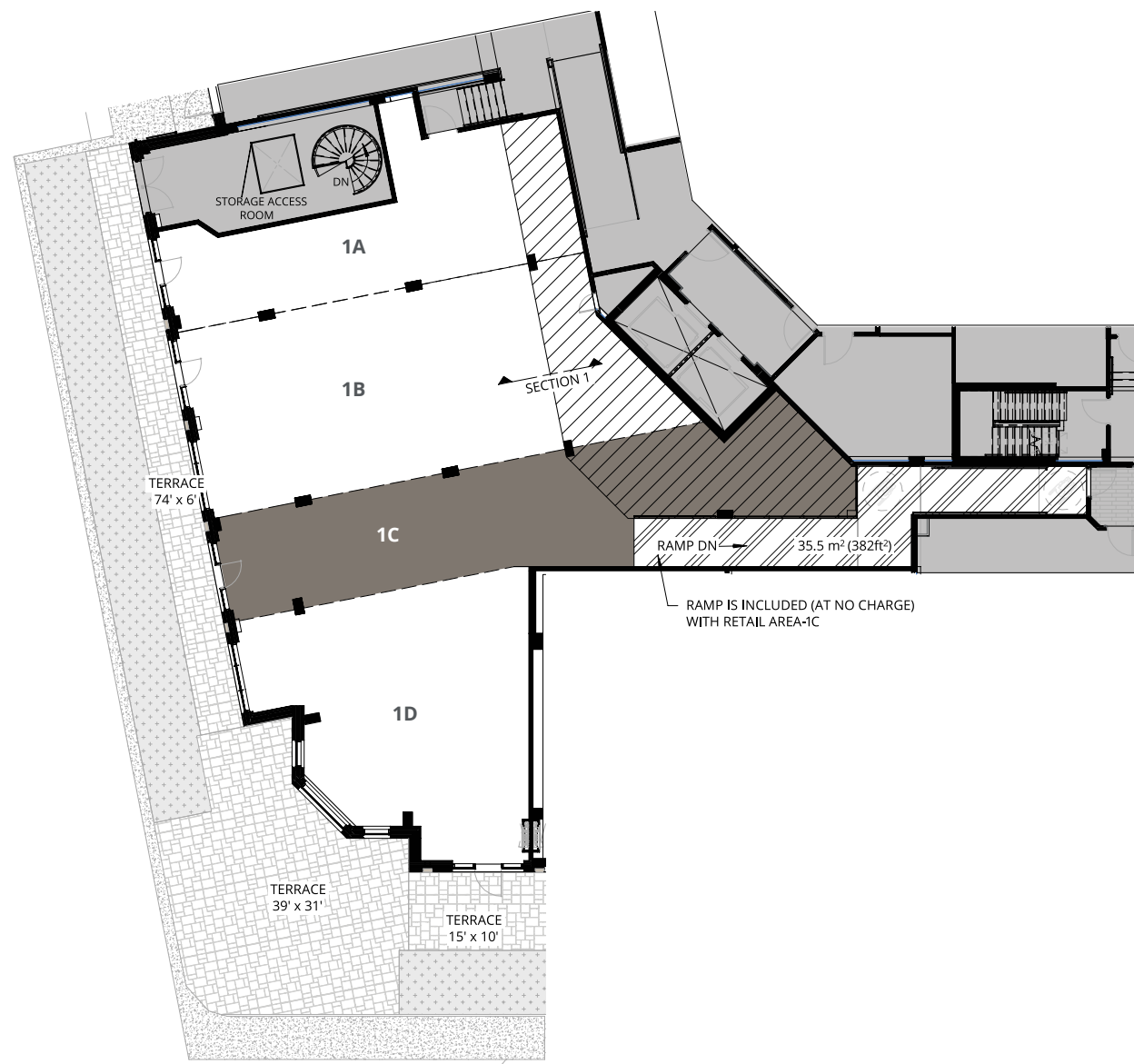
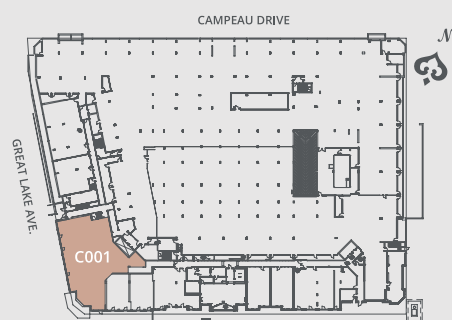
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*Les Boutiques*  
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Unit C001 - 1C

1,040 sq. ft.  
(80' x 13')



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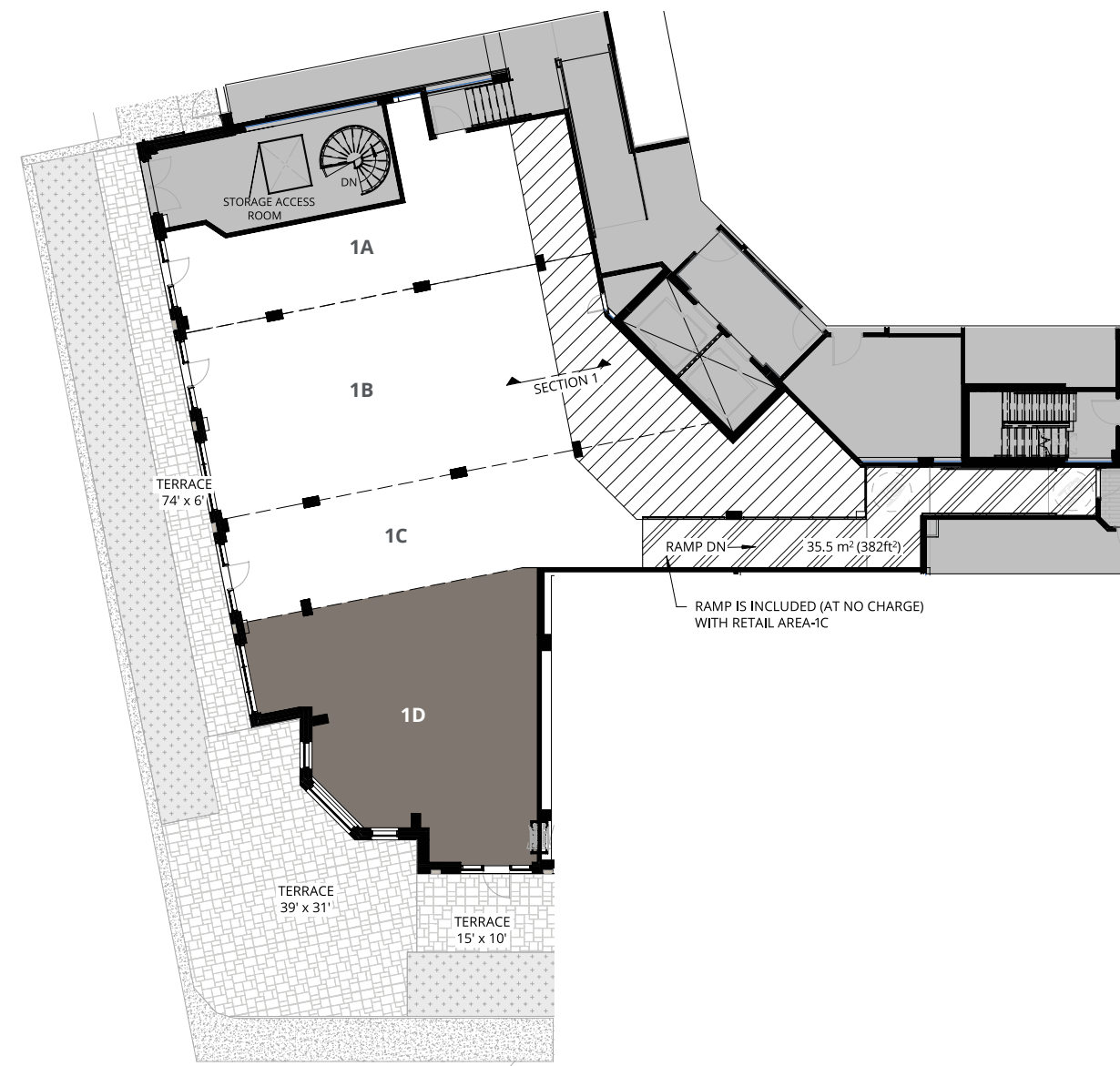
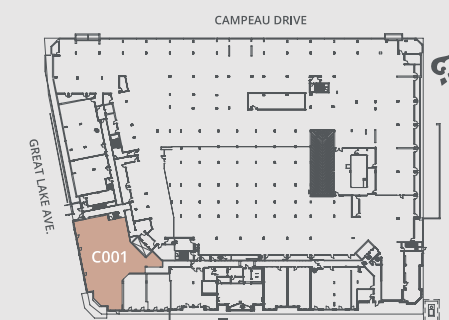
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Unit C001 - 1D

1,059 sq. ft.  
(37' x 28')



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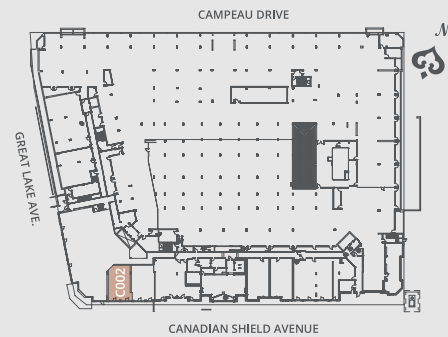
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*Les Boutiques*  
AT  
CARRÉ SAINT LOUIS

Unit C002 - 2A

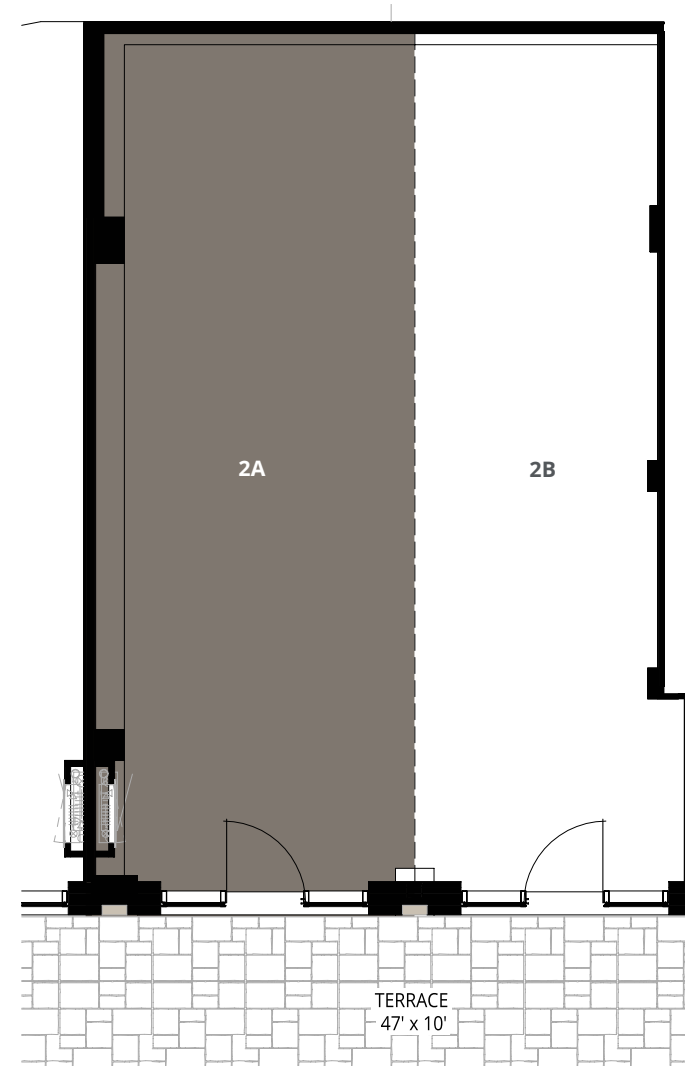
537 sq. ft.  
(36' x 15')



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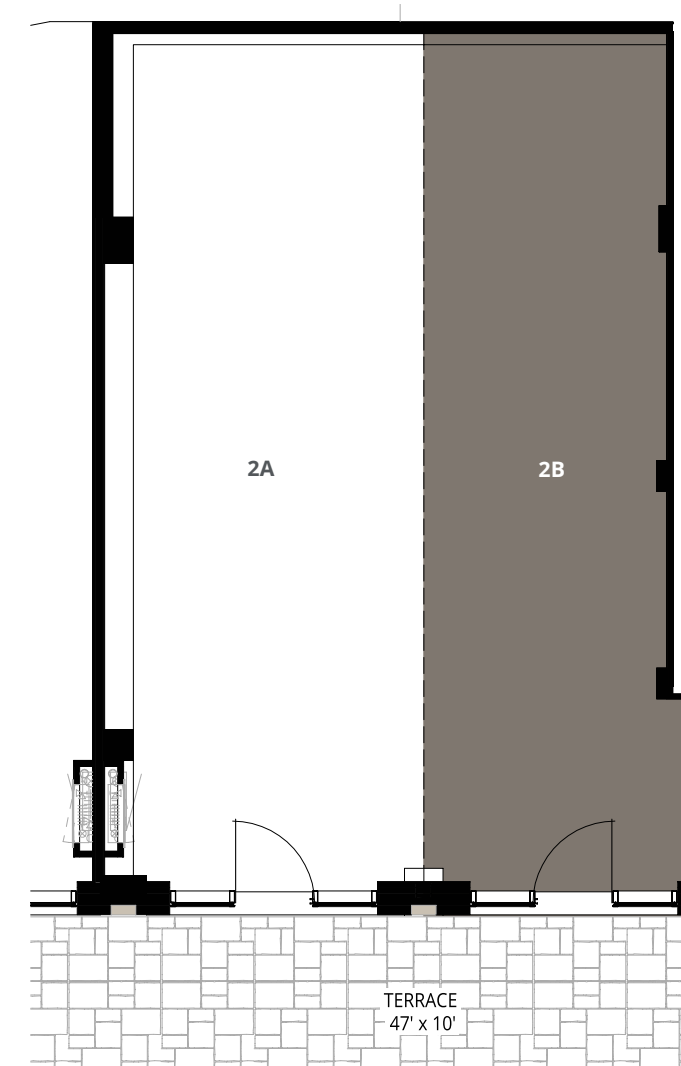
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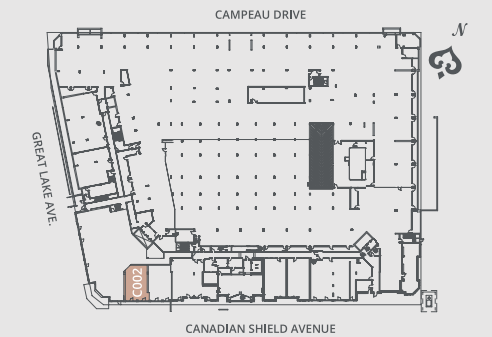
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Unit C002 - 2B

405 sq. ft.  
(36' x 11')



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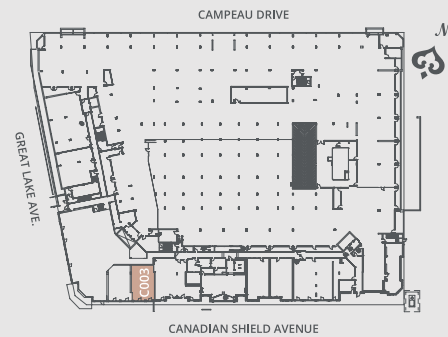
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Unit C003 - 3A

550 sq. ft.  
(36' x 15')



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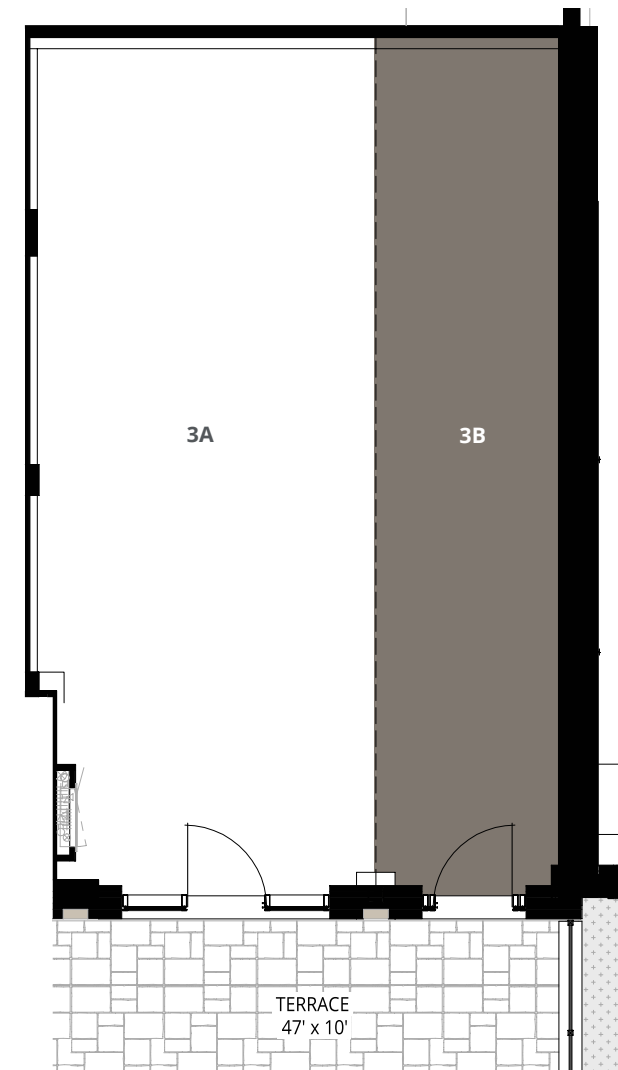
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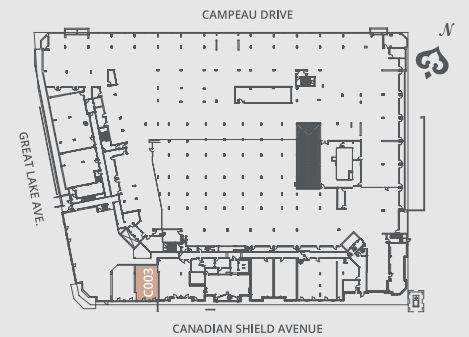
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Unit C003 - 3B

296 sq. ft.  
(36' x 8')



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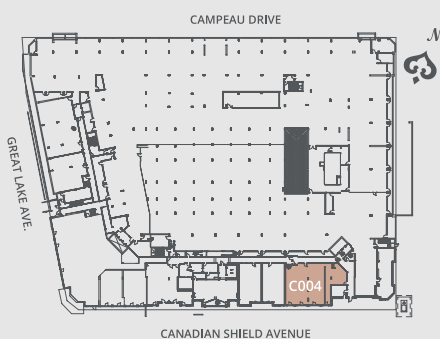
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Unit C004 - 4A

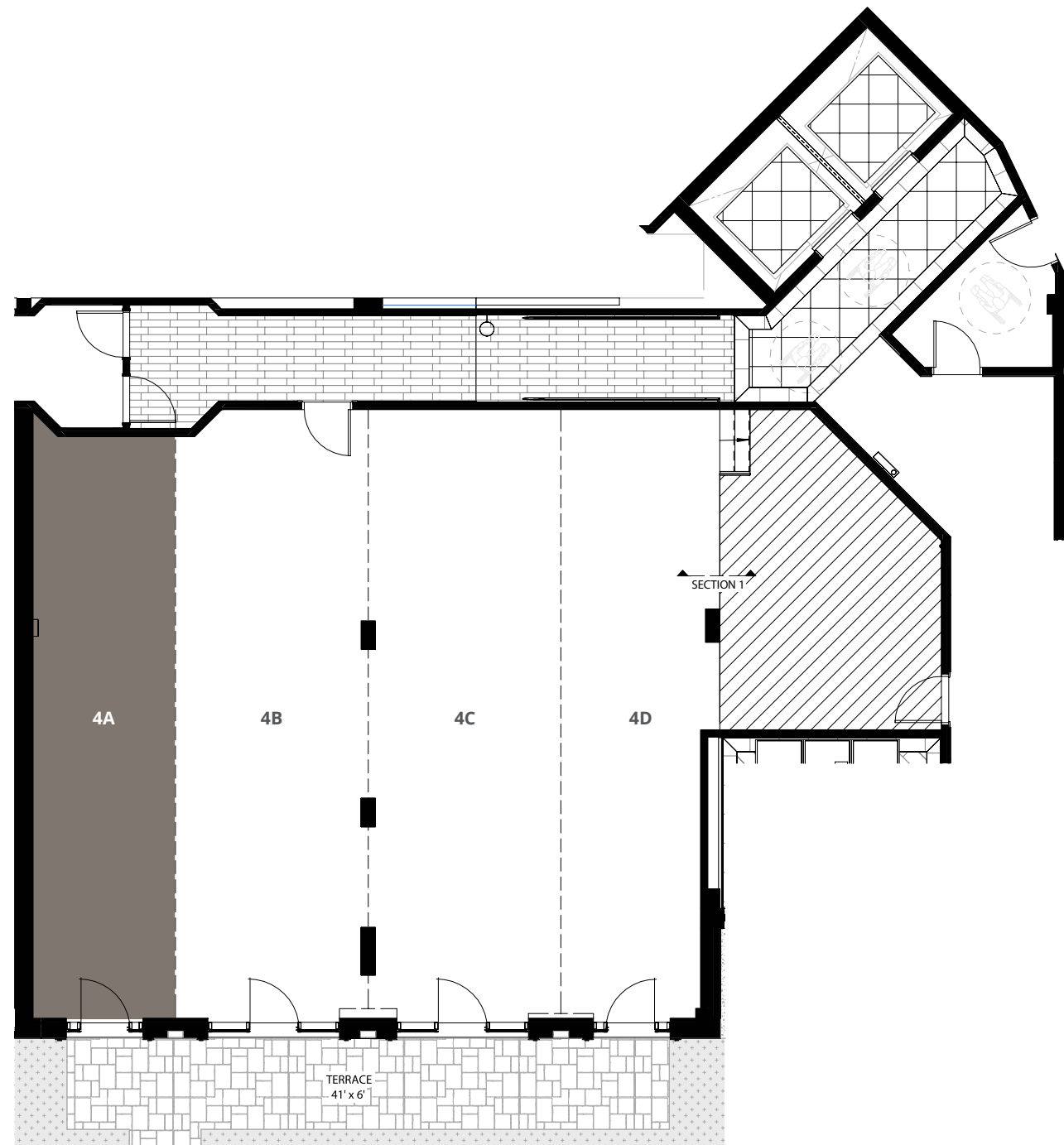
454 sq. ft.  
(45' x 10')



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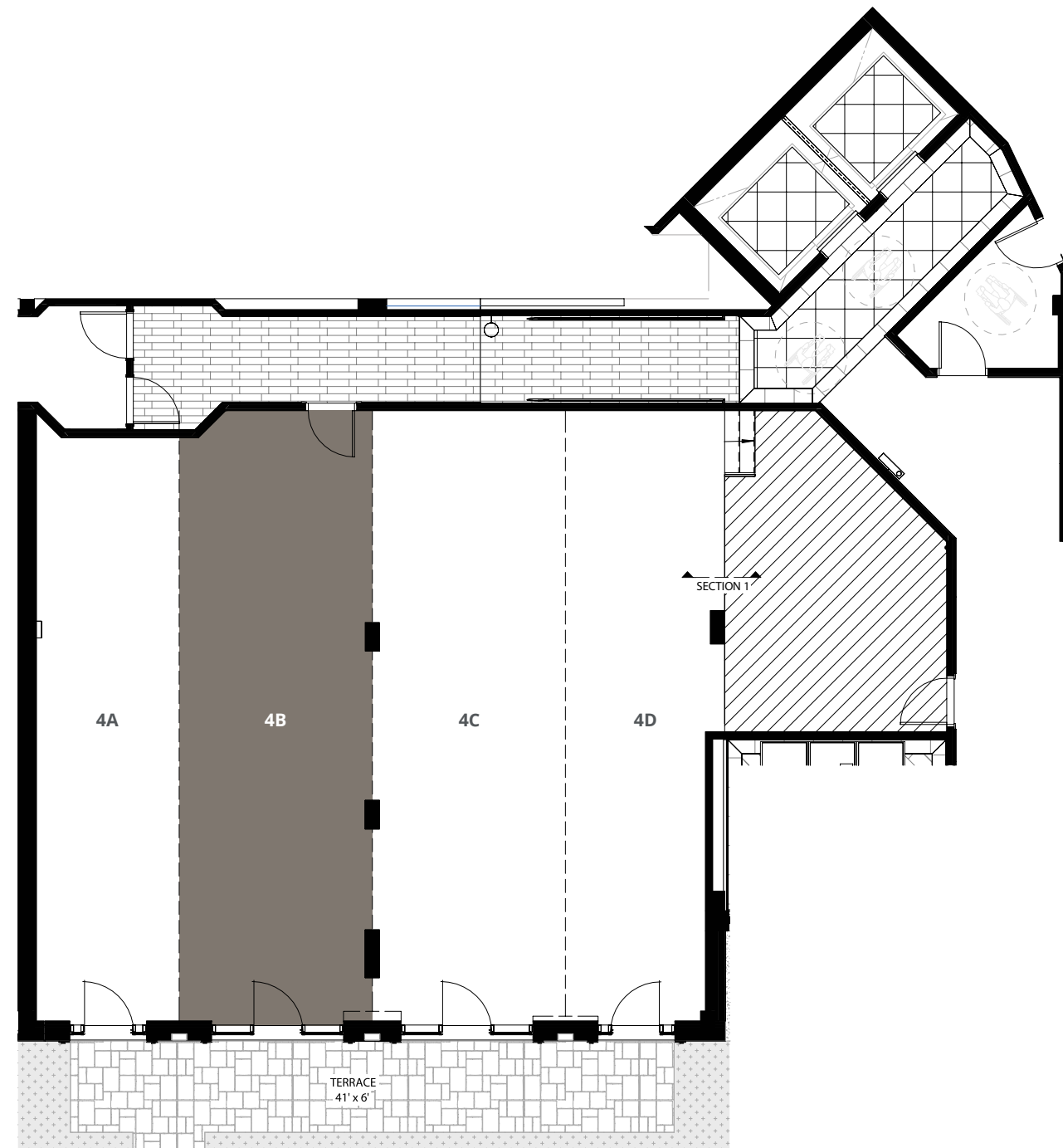
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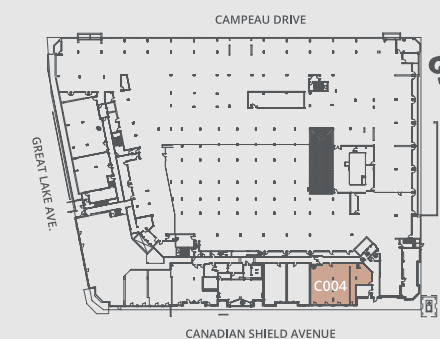
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Unit C004 - 4B

577 sq. ft.  
(44' x 13')



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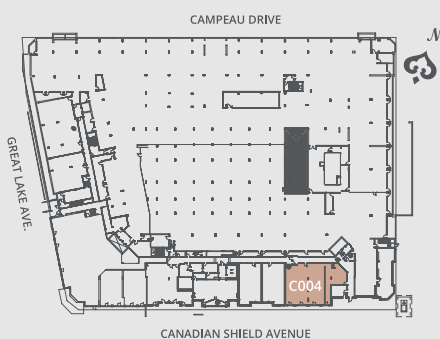
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*Les Boutiques*  
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Unit C004 - 4C

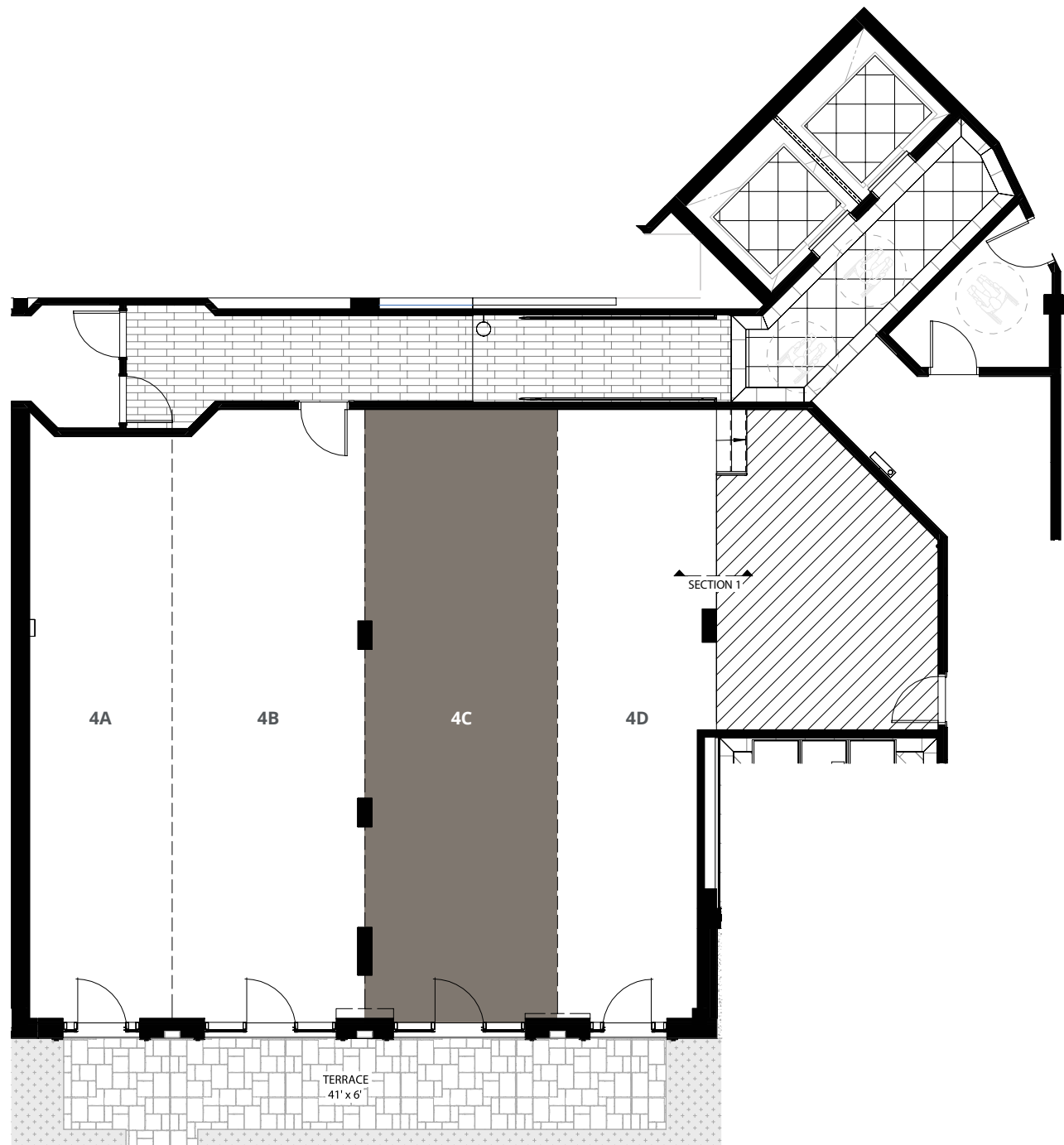
577 sq. ft.  
(44' x 13')



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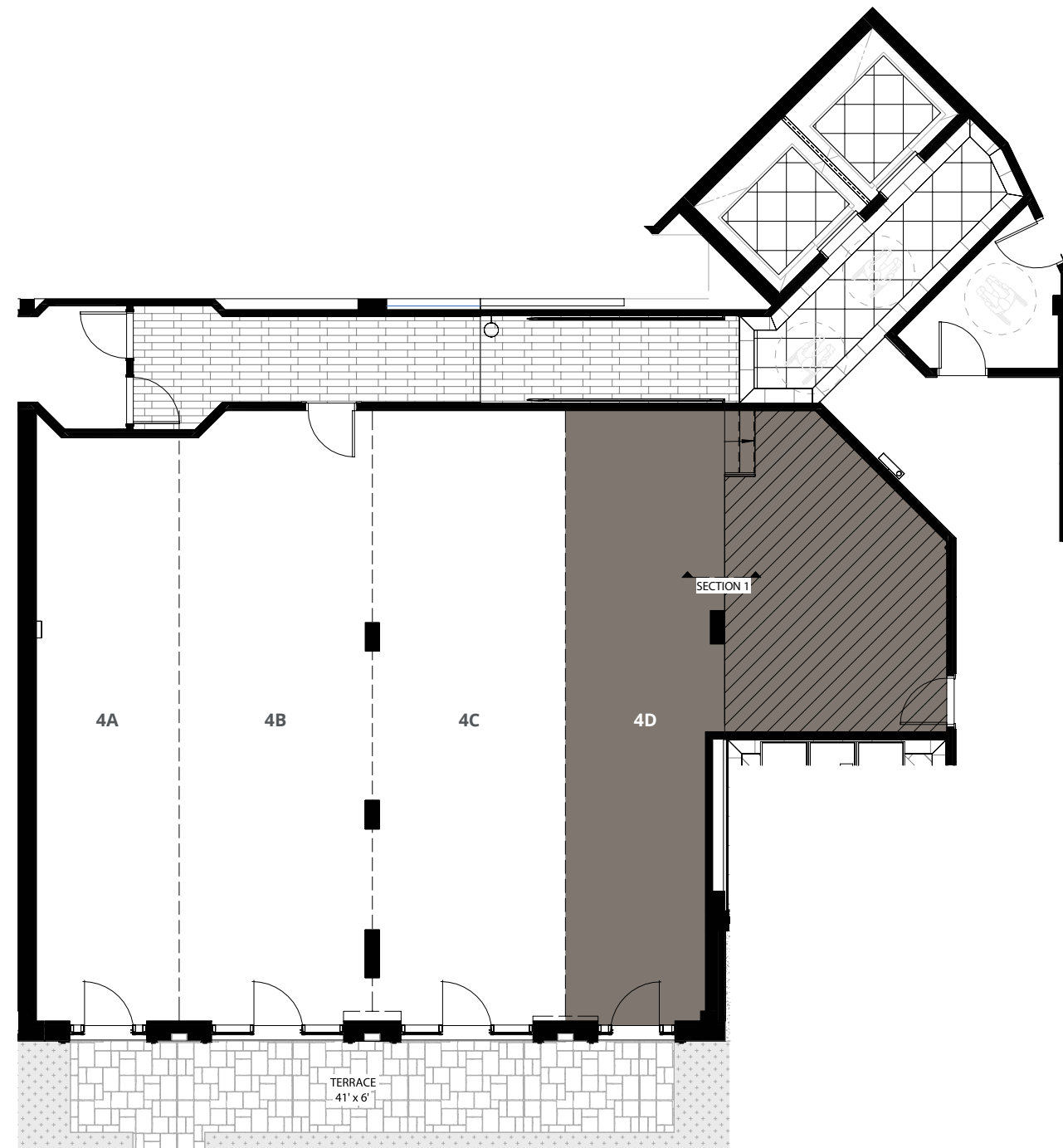
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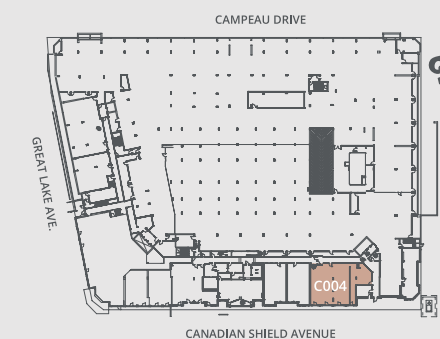
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Unit C004 - 4D

777 sq. ft.  
(44' x 18')



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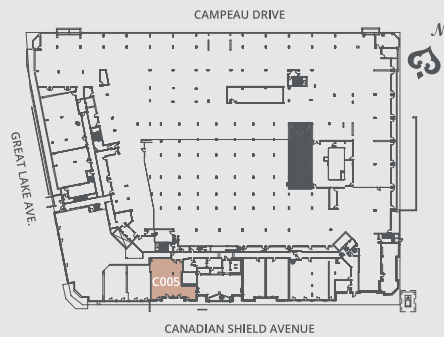
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*Les Boutiques*  
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Unit C005 - 5A

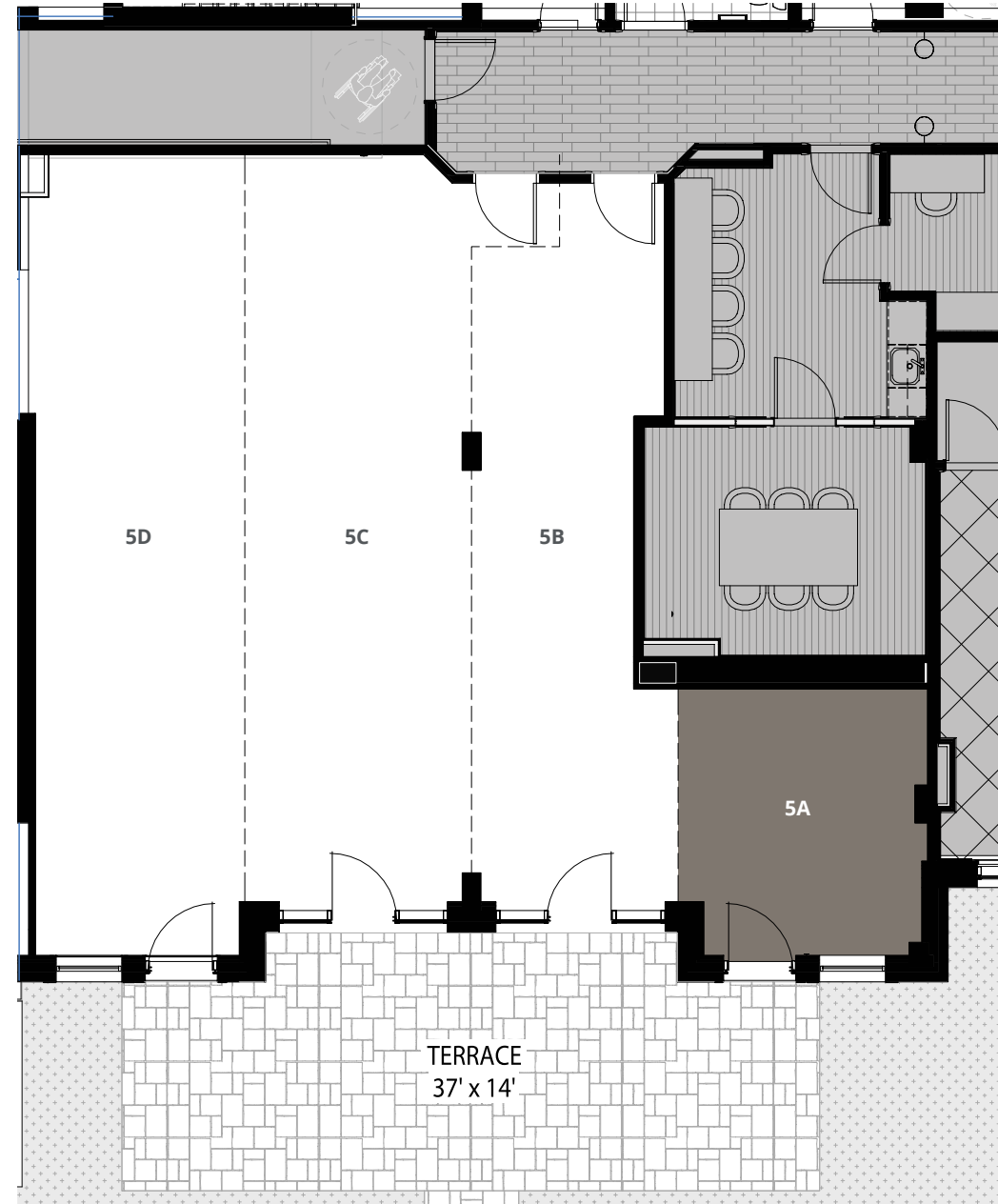
215 sq. ft.  
(14' x 13')



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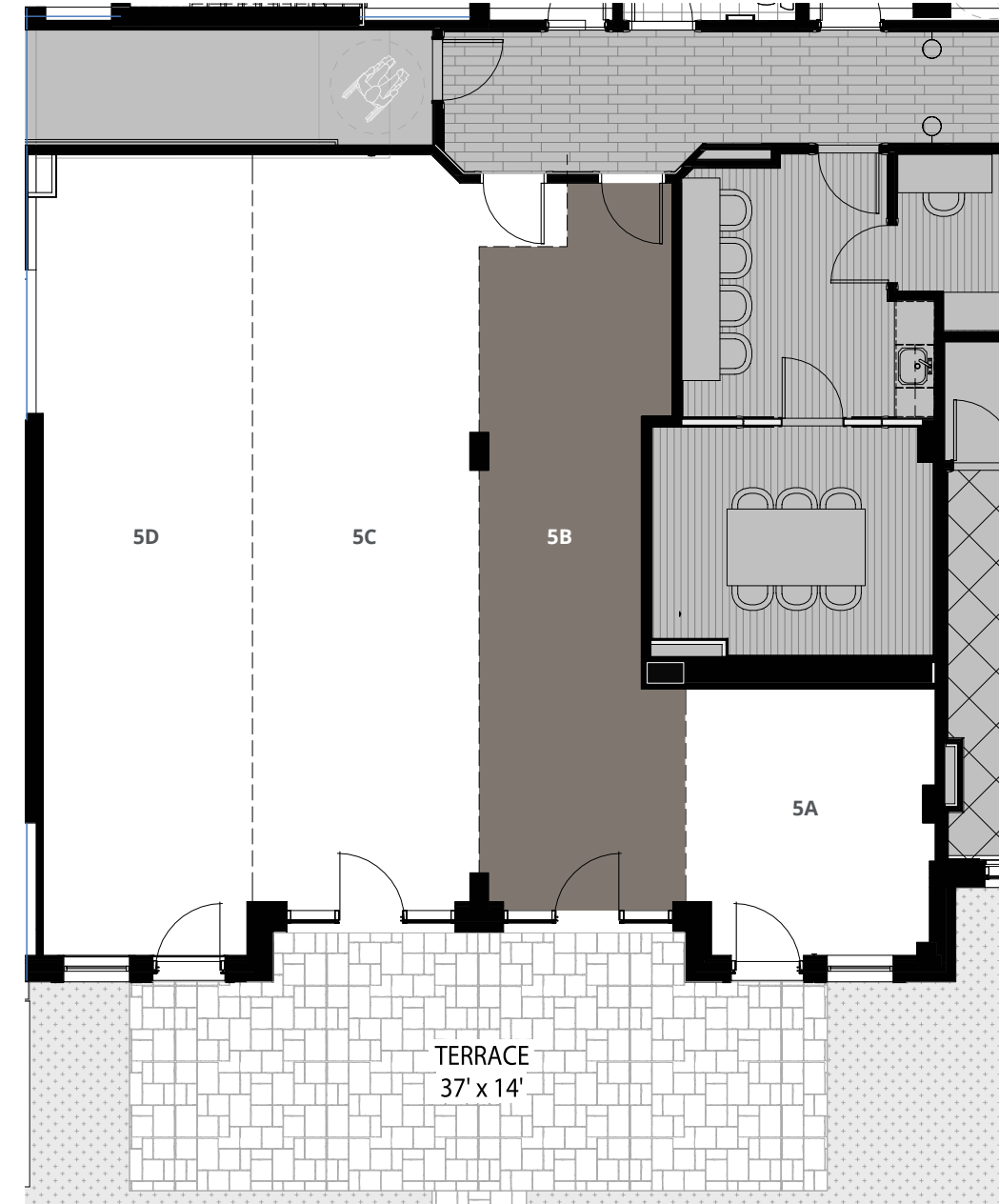
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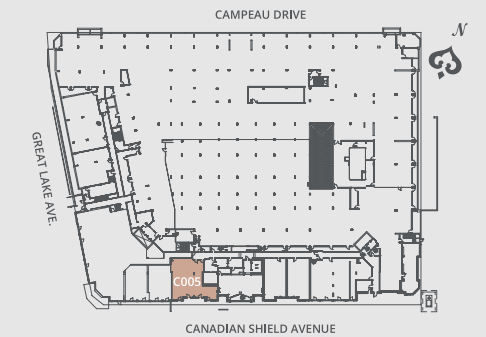
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*Les Boutiques*  
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Unit C005 - 5B

420 sq. ft.  
(35' x 10')



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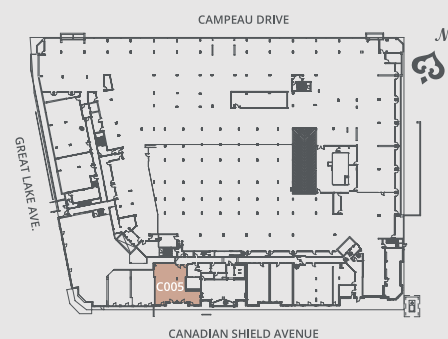
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# Les Boutiques

AT  
CARRÉ SAINT LOUIS

## Unit C005 - 5C

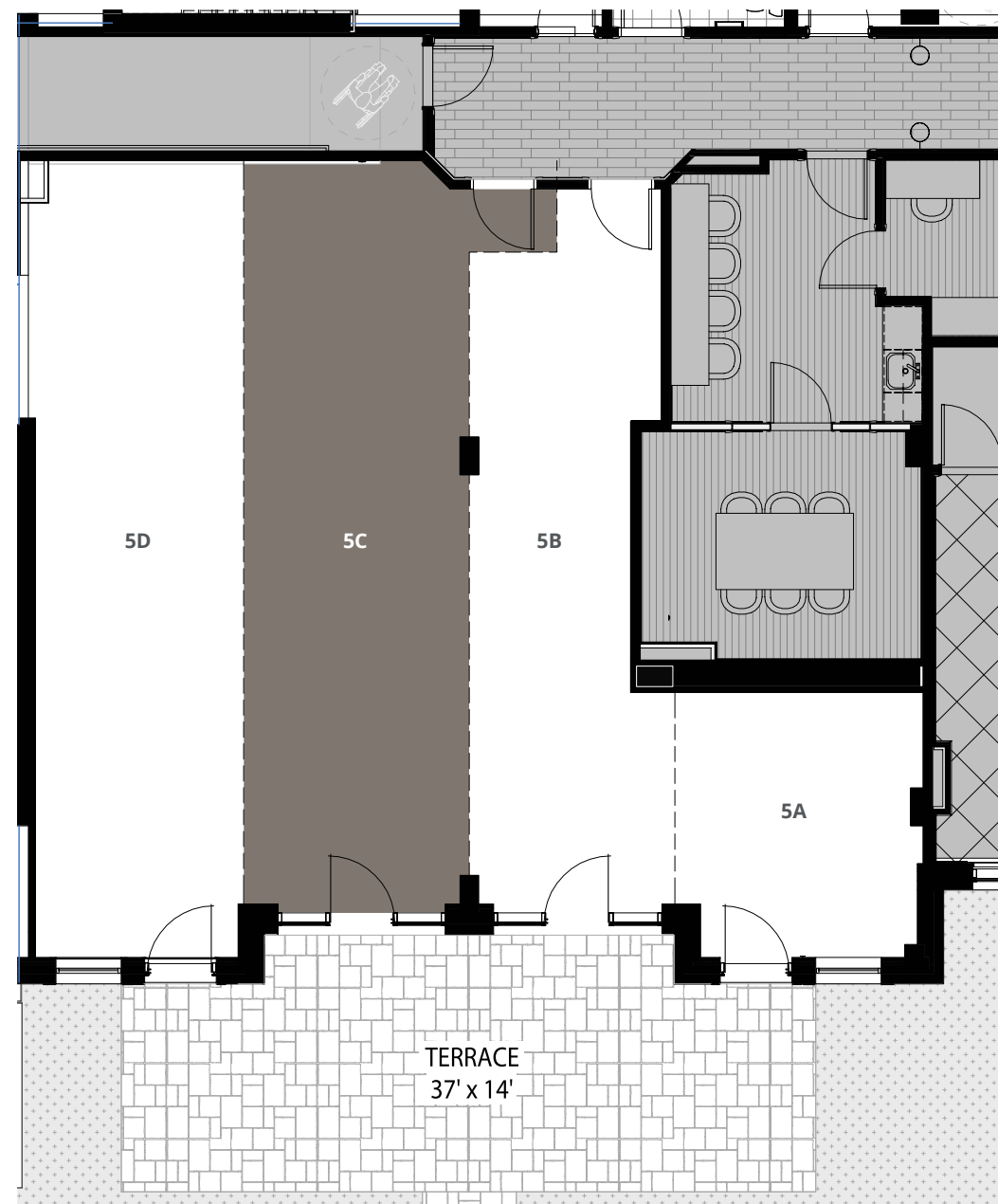
506 sq. ft.  
(12' x 39')



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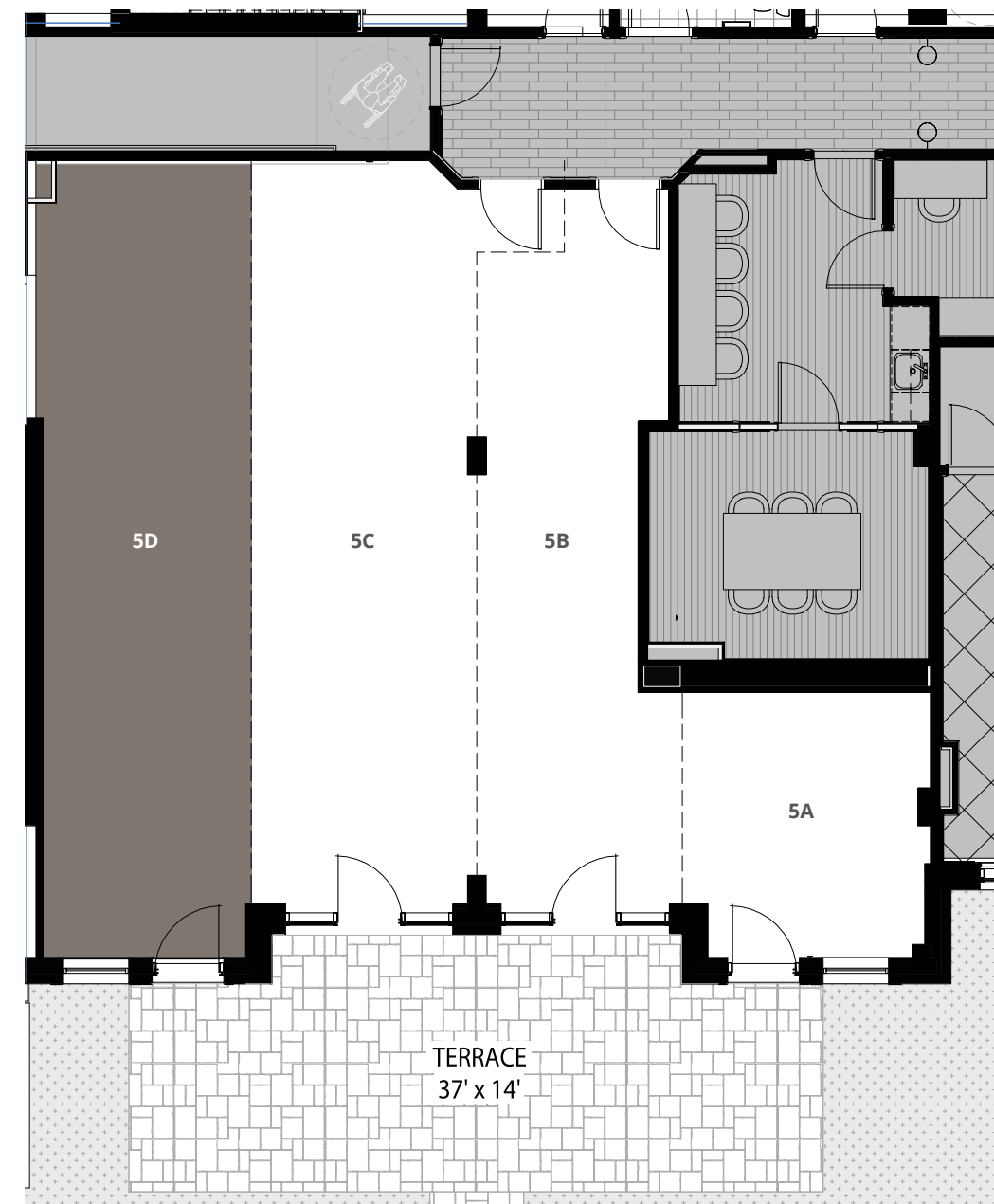
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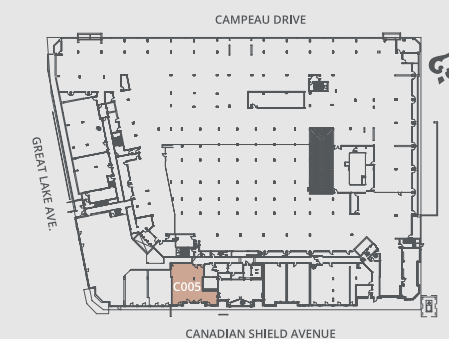
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# Les Boutiques

AT  
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## Unit C005 - 5D

517 sq. ft.  
(42' x 11')



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# Specifications and Operating Costs

## Structure

- Ceiling height from top of slab to underside of ceiling will be 5150mm or 16'-11" excluding any required drops, mechanical, plumbing, sprinkler, electrical or general common building requirements (as per plan).
- Unfinished concrete slab throughout.

## Walls and Ceilings

- Interior surface on exterior walls to be insulated, drywalled, smooth finished and primed as per plan.
- Interior steel-framed partition walls to be fire rated, insulated, smooth finish and primed per plan.

## Plumbing

- Sanitary sewer pipe to be provided to each unit.
- Water supply to be provided to each unit.
- 2-piece plumbing rough-in.

## Mechanical

- 120/208V natural gas fired HVAC unit ceiling mounted, sized as per engineer for the space. Plenum stub only (ductwork to be done by tenant).
- Exterior wall mounted-side discharge condensing unit at rear, sized as per engineer for the space.
- High efficiency ERV mounted to ceiling.

## Electrical

- All units contain 45 KVA step-down transformers for 120/208V.
- 3-phase 4-wire 120/208V 400-amp electrical panel.
- Rough-in including emergency lights and pull stations at exit doors.
- Rough-in to include wiring for future sign box control and future handicap power door operator.
- No base building lights included

## Operating Costs: \$17.60 per sq. ft.

### Included in the operational costs:

- Repairs & maintenance
- Cleaning janitorial
- HVAC
- Snow removal
- Management
- Security/fire services
- Insurance
- Property taxes
- Professional fee
- Garbage

### Separately metered:

- Common, water, sewer, and hydro
- Gas in unit 005 (roughed for restaurant space)

# Price List

Ground-floor retail spaces with outdoor terraces, available for lease individually or in combination with other units to suit your business needs.

Note: Prices do not include HST. All rents reflect a monthly chargeable rent of \$35.00 PSF and operating costs of \$17.60 PSF.

All rents are approximate and subject to change. Square footage may vary based on the unit's proportionate share of the common area. For more information, please request a copy of the detailed rent schedule. Updated December 19, 2024.

Unit	Square Feet	Rent/Month
C001-1A	778	\$3,410.23
C001-1B	1333	\$5,842.98
C001-1C	1040	\$4,558.67
C001-1D	1059	\$4,641.95
C002-2A	537	\$2,353.85
C002-2B	405	\$1,775.25
C003-3A	550	\$2,410.83
C003-3B	296	\$1,297.47
C004-4A	454	\$1,990.03
C004-4B	577	\$2,529.18
C004-4C	577	\$2,529.18
C004-4D	777	\$3,405.85
C005-5A	215	\$942.42
C005-5B	420	\$1,841
C005-5C	506	\$2,217.97
C005-5D	517	\$2,266.18





## Let's Make Your Business Thrive

Ready to elevate your business in Kanata's most desirable location? Les Boutiques at Carré Saint Louis is your opportunity to stand out and succeed in a vibrant, affluent community.

Contact Santana Campanale to secure your space today.



**Santana Campanale**

Sales Representative

613-290-2262

[santana@campanale.com](mailto:santana@campanale.com)



Don't wait—prime retail spaces are leasing fast. Let's bring your vision to life!