

BILLINGS BRIDGE CENTRE

DESCRIPTION

Billings Bridge Centre is located in Ottawa south at the corner of Bank Street and Riverside Drive. The centre opened in 1954 as a strip plaza. Today, Billings Bridge is enclosed and linked to a 12-storey office tower, 100% leased to the Federal Government. This property has recently undergone a renovation/expansion adding 25,000 square feet of retail space,

bringing the gross leaseable area to 488,000 square feet.

The centre is anchored by Loblaws and Zellers.

Billings Bridge is directly linked to the City's OC transit terminal. The property attracts over 6 million visitors a year.

MANAGEMENT

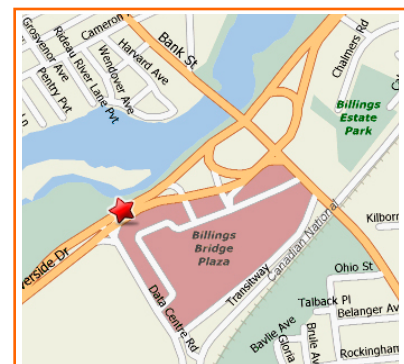
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CENTRE ADDRESS

2277 Riverside Drive East
Suite 208
Ottawa, Ontario K1H 7X6
Tel: (613) 733-2595
Fax: (613) 733-7233
www.billingsbridgecentre.com

Billings Bridge is located at the corner of Riverside Drive and Bank Street in Ottawa south.



BILLINGS BRIDGE CENTRE

SIZE, TENANTS, AMENITIES

G.L.A.: 488,426 sq ft

RETAIL STORES: 100

FOOD COURT SEATING: 302

PARKING SPACES: 1,341

MAJOR RETAILERS:

Zellers 98,950 sq ft

Loblaws 29,636 sq ft

Total C.R.U.: 213,090 sq ft

OFFICE BUILDING: 146,750 sq ft

MARKET

DEMOGRAPHIC PROFILE

Trade Area Population: 445,271

Primary: 108,300

Secondary: 240,382

Households: 198,588

Persons Per Household: 2.6

Average Household Income:
\$73,634

Centre Sales Productivity:
\$505 per sq ft

CUSTOMER PROFILE

Education:

University 50%

College/Technical 22%

High School 28%

Occupation:

White Collar/Professional 13%

Business Sales/Services 20%

Clerical 7%

Blue Collar/Trades 6%

Pedestrian Traffic Counts:

117,000 per week

HOURS OF OPERATION

Monday – Friday: 9:30 a.m. – 9:00 p.m.

Saturday: 9:30 a.m. – 6:00 p.m.

Sunday, Holidays: 11:00 a.m. – 5:00 p.m.

CONTACTS

Director of Leasing:

Abie Grunspan (514) 798-2050 Fax (514) 798-2060
email: agrunspan@20vic.com

Centre Manager:

Dora Cook (613) 523-2064 Fax: (613) 733-7233

Business Unit:

Rick Armour, Vice President (416) 681-9203 Fax: (416) 955-0569

<http://www.20vic.com>

BILLINGS BRIDGE CENTRE

Women's Apparel

| | |
|----------------------|-----|
| Costa Blanca | 158 |
| Fairweather | 118 |
| La Senza | 130 |
| Northern Reflections | 170 |
| Reitmans | 126 |
| Ricki's | 136 |
| Smart Set | 167 |
| Tabi | 114 |

Men's Apparel

| | |
|-----------------|-----|
| George Richards | 102 |
| Tip Top | 113 |

Children's Apparel

| | |
|--------------|-----|
| Growing Kids | 175 |
| Please Mum | 150 |

Other Apparel

| | |
|------------|-----|
| Footlocker | 129 |
| Le Chateau | 165 |

Footwear

| | |
|------------------------|-----|
| Armstrong & Richardson | 119 |
| Naturalizer | 122 |
| Payless ShoeSource | 117 |
| The Shoe Company | 137 |
| Soft Moc | 171 |
| Tootsies | 111 |

Fashion Accessories

| | |
|--------|-----|
| Ardene | 154 |
| Vivah | 121 |

Jewellery & Gifts

| | |
|-----------------------|-----|
| Charm Diamond Centre | 169 |
| Master Fine Jewellers | 143 |
| People's Jewellers | 168 |

Home Furnishings & Décor

| | |
|---------------|-----|
| Benix | 125 |
| Clair de Lune | 157 |

Electronics/Photo/Music & Video

| | |
|---------------|------|
| Bell | 105 |
| Black's | 161 |
| EB Games | 173 |
| Fido | 149 |
| Koodo | 703K |
| Rogers Plus | 139 |
| Sooters | 179 |
| The Source | 134 |
| Telus | 162 |
| Wirelesswave | 160 |
| Virgin Mobile | 706K |

Books & Stationery

| | |
|---------------|-----|
| Carlton Cards | 128 |
| Coles | 132 |
| Grand & Toy | 131 |
| Hallmark | 133 |

Health & Beauty/Services

| | |
|-----------------------------|-----|
| Billings Bridge Dental | 107 |
| The Hair Boutique | 103 |
| Il Paradiso Spa and Tanning | 201 |

| | |
|-------------------------|------|
| Laurier Optical | 172 |
| Ottawa Trauma Clinic | 202 |
| Pharma Plus | 116 |
| Precision Hairstyling | 200A |
| Supreme Hair Design | 124 |
| Trendy Nails | 163 |
| We Care Health Services | 137A |
| Yves Rocher | 174 |

Other Services

| | |
|---------------------------|------|
| Adecco Empl. Agency | 204 |
| Alterna Savings | 138 |
| The Arthritis Society | 120 |
| CIBC | 104 |
| Connie's Custom Tailoring | 205 |
| Goodfellow Cleaners | 145 |
| Handa Travel | 135 |
| LCBO | 109 |
| Moneysworth & Best | 178 |
| Ottawa Kiosk Co. | 203 |
| Printwell | 777K |
| RBC Financial Trust | 147 |
| Taj Tours | 146 |
| TD Canada Trust | 101 |
| Welton Beauchamp | 208A |
| Young Drivers of Canada | 903 |

Specialty Retail

| | |
|----------------------------|---------|
| Bentley Leathers | 156 |
| E.I. Sports & Collectibles | 177 |
| International News | 176/216 |
| Little Critters | 148 |
| Personally Yours | 155A |

Specialty Food

| | |
|---------------------|------|
| Booster Juice | 705K |
| Laura Secord | 153 |
| Natural Food Pantry | 206 |
| Swiss Pastries | 110 |
| Timothy's | 175A |
| Treats | 152 |

Food Court

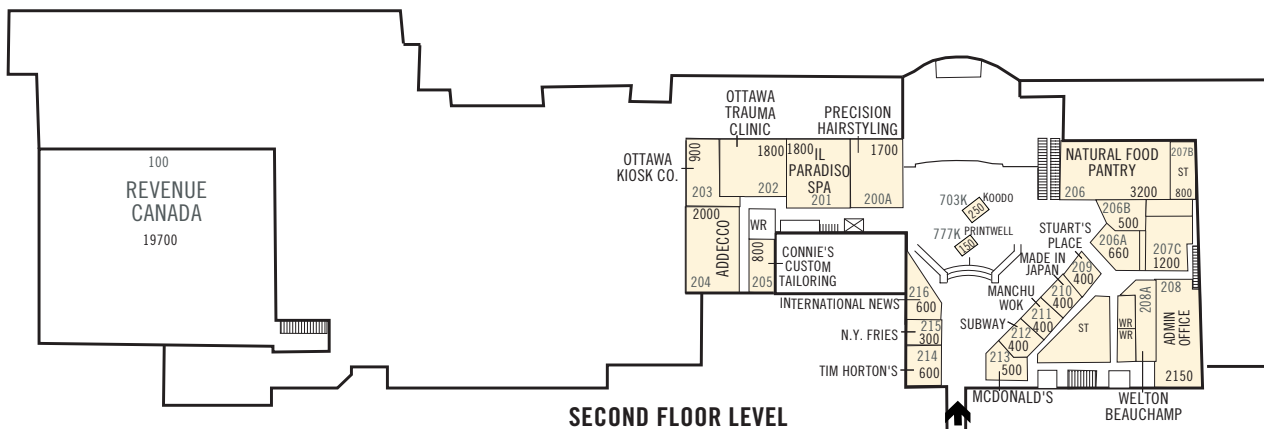
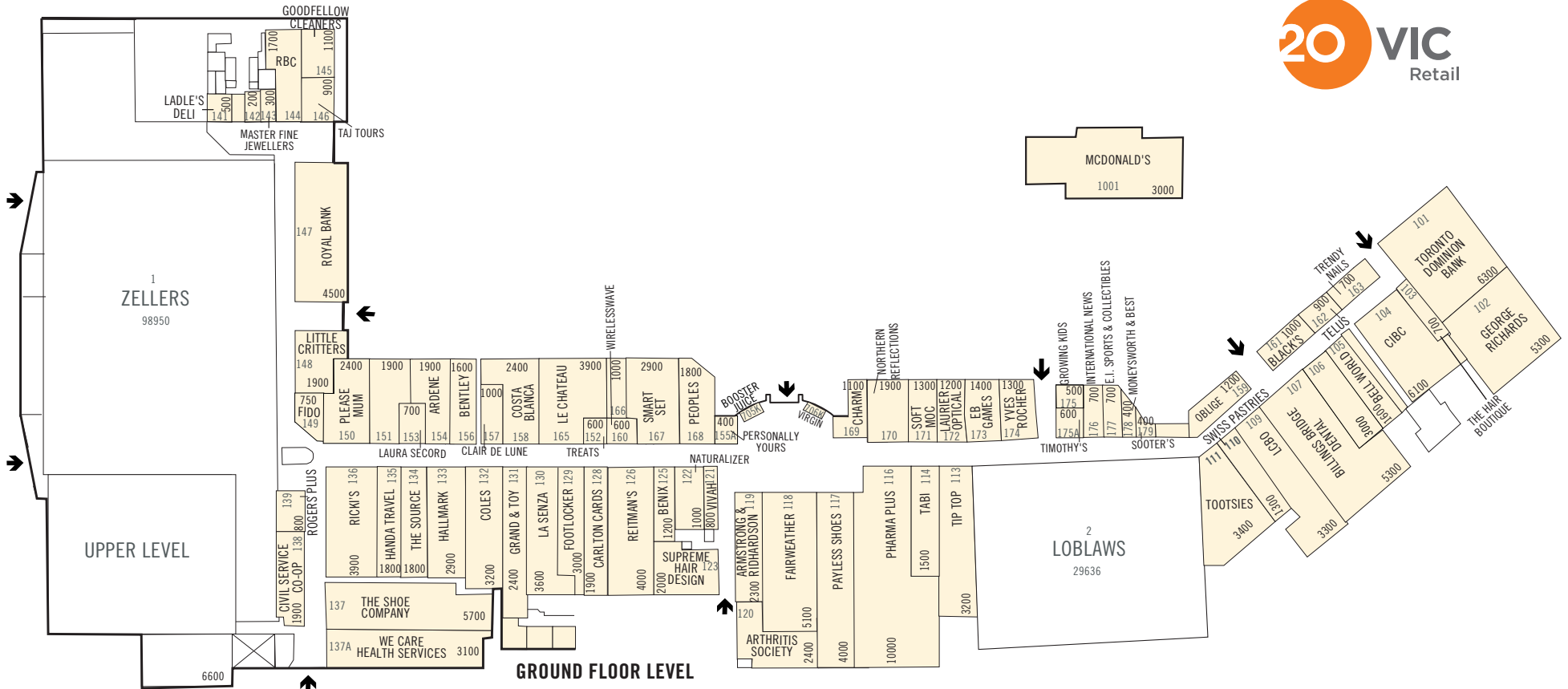
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|----------------|-----|
| Made in Japan | 210 |
| Manchu Wok | 211 |
| McDonald's | 213 |
| N.Y. Fries | 215 |
| Stuart's Place | 209 |
| Subway | 212 |
| Tim Horton's | 214 |

Restaurants

| | |
|--------------|------|
| Ladle's Deli | 141 |
| McDonald's | 1001 |

Large Format Users

| | |
|---------|---|
| Loblaws | 2 |
| Zellers | 1 |



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