



# Trio Orleans

2045, 2055, 2065 Portobello Boulevard  
Ottawa, Ontario



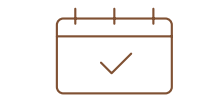
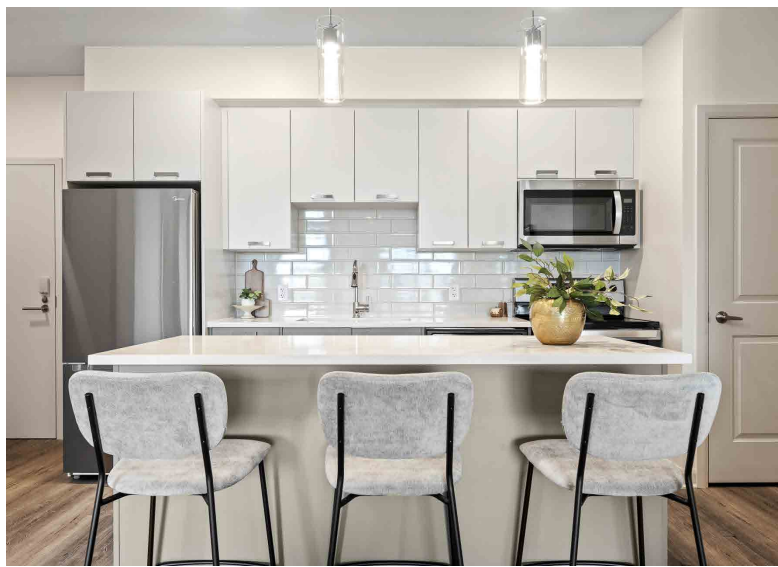
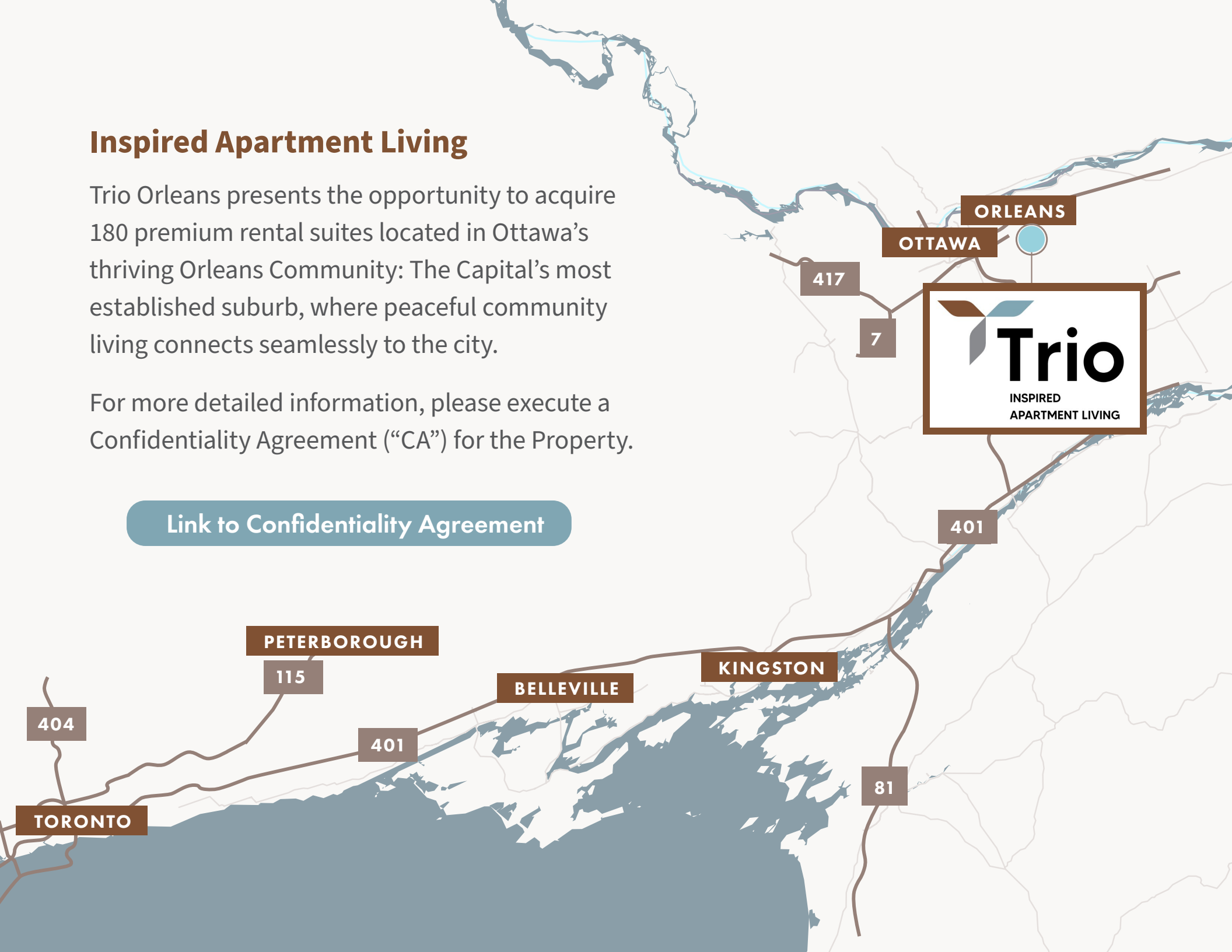


# Inspired Apartment Living

Trio Orleans presents the opportunity to acquire 180 premium rental suites located in Ottawa’s thriving Orleans Community: The Capital’s most established suburb, where peaceful community living connects seamlessly to the city.

For more detailed information, please execute a Confidentiality Agreement (“CA”) for the Property.

[Link to Confidentiality Agreement](#)



YEAR BUILT  
2023/2024



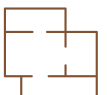
SITE SIZE  
3.9 ACRES



# OF BUILDINGS  
3



# OF SUITES  
180



AVG. SUITE SIZE  
874 SF



SUITE MIX INDEX  
1.62





Regional Group: Proven Canadian Commercial Developer



Ottawa's Desirable Orleans Location:  
An Established Suburban Community



~4.5 KM

Place d'Orleans LRT Station



~5 KM

Place De Orleans Mall



~20 KM

Downtown Ottawa



Superior Access & Full Amenities







## High Quality New Construction

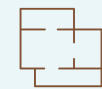
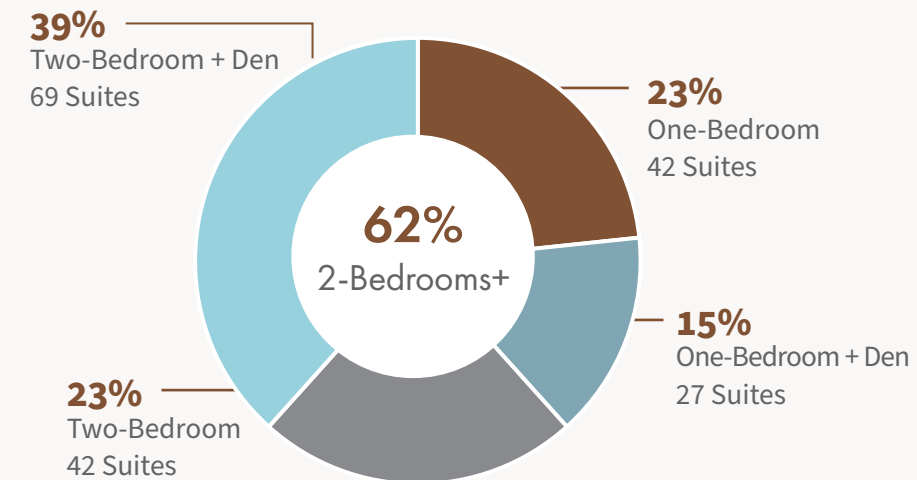
### Superior Structural Construction

Trio Orleans offers a modern aesthetic using specialized construction techniques and industry leading materials, resulting in a condo level living environment for its tenants.

- ✓ Structural steel with poured concrete floor and roof slabs
- ✓ Slab on grade construction
- ✓ Large suites: 62% two-bedrooms+ , 874 sf average suite size
- ✓ Individually temperature-controlled HVAC systems
- ✓ Metered electrical, water and heating systems
- ✓ Condo quality living accommodations
- ✓ Superior structural construction

Trio Orleans provides a superior combination of operational efficiency as well as nominal capex exposure in the near through the mid-term.

Suite Mix Breakdown



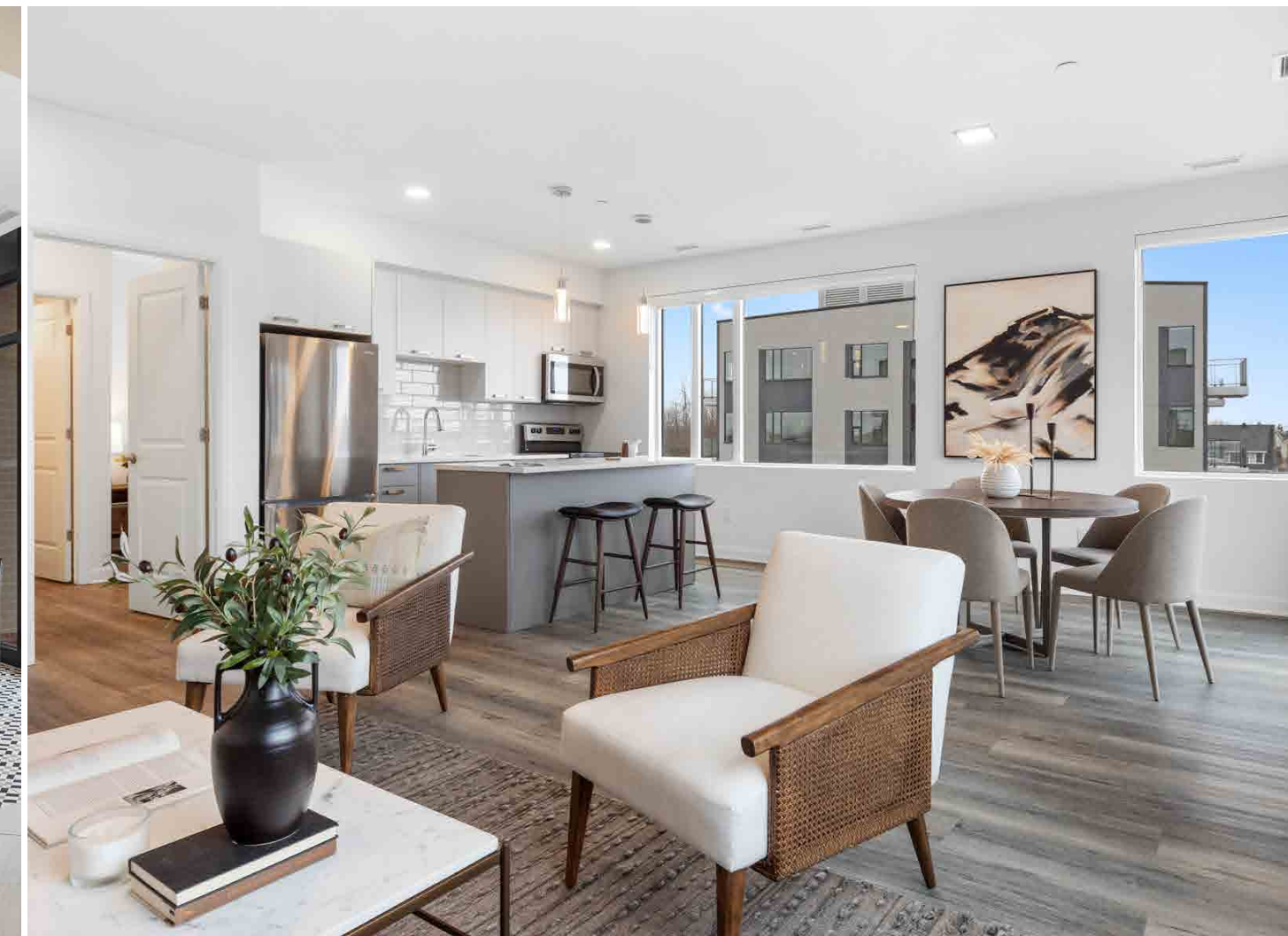
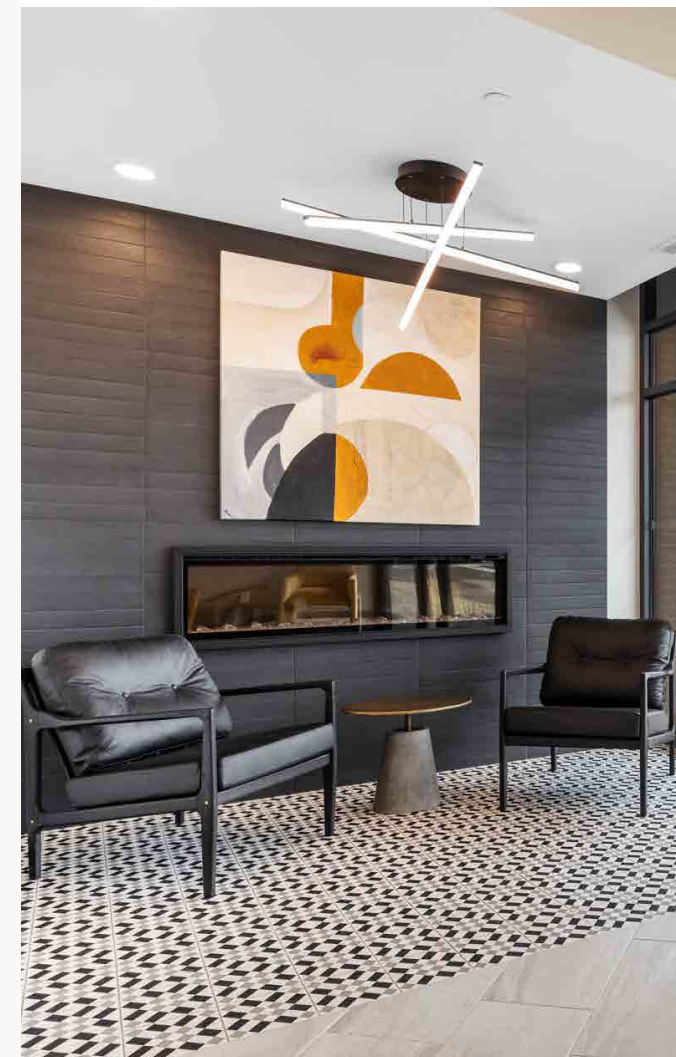
874 SF Average  
Suite Size



Fully Temperature  
Controlled



Offers High End Finishes  
& Smart Features







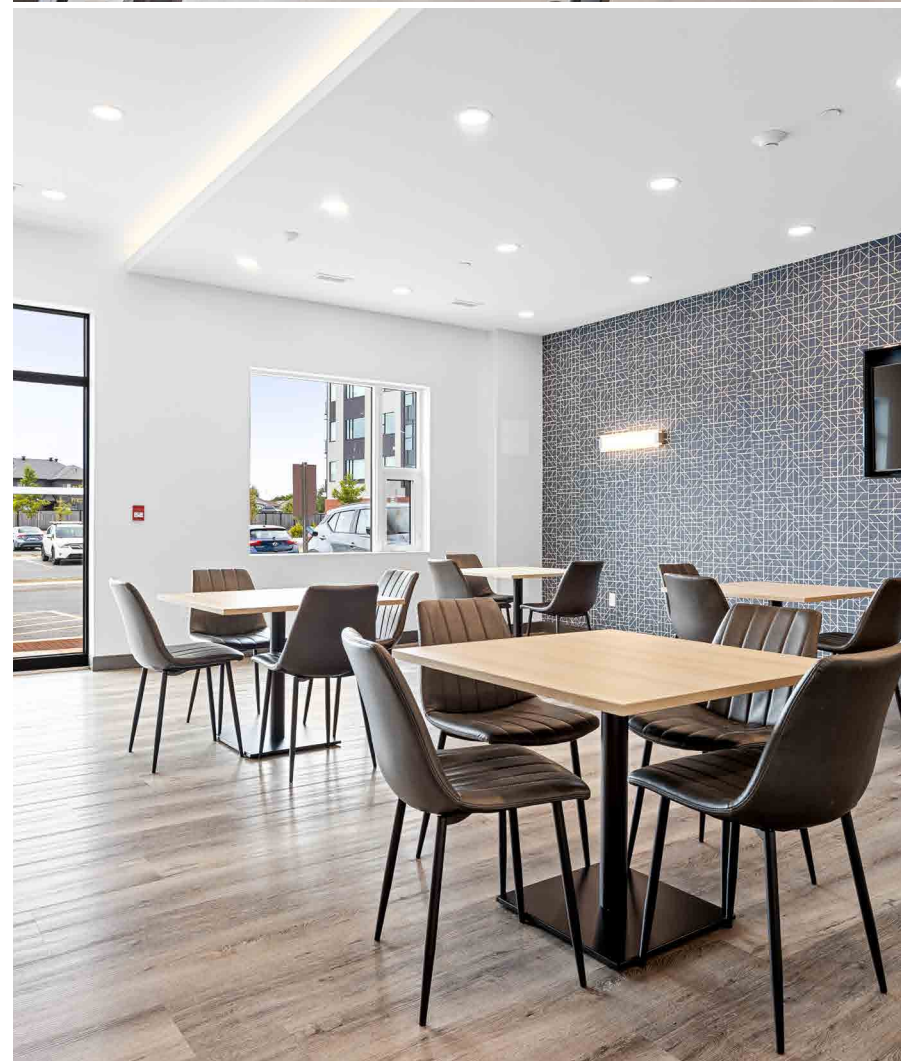
## Premier Amenities Provide Elevated Tenant Experience

### That makes Trio Orleans stand out from its competition

Trio Orleans offers a modern aesthetic using current construction techniques and industry leading materials, resulting in a condo level living environment for tenants.

#### The complex offers a diverse suite of amenities including:

- ✓ Fitness studio
- ✓ Games room
- ✓ Private dining room
- ✓ Outdoor lounge
- ✓ Community BBQ's
- ✓ In-suite laundry
- ✓ Pet friendly
- ✓ 1Valet smart building system & secure parcel delivery
- ✓ Bike storage & lockers
- ✓ 4 EV charging stations
- ✓ High speed internet provided
- ✓ Window coverings
- ✓ Adjacent to Lalande Conservation Park



Condo Level Living  
Environment For Tenants





For more information, please contact:

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