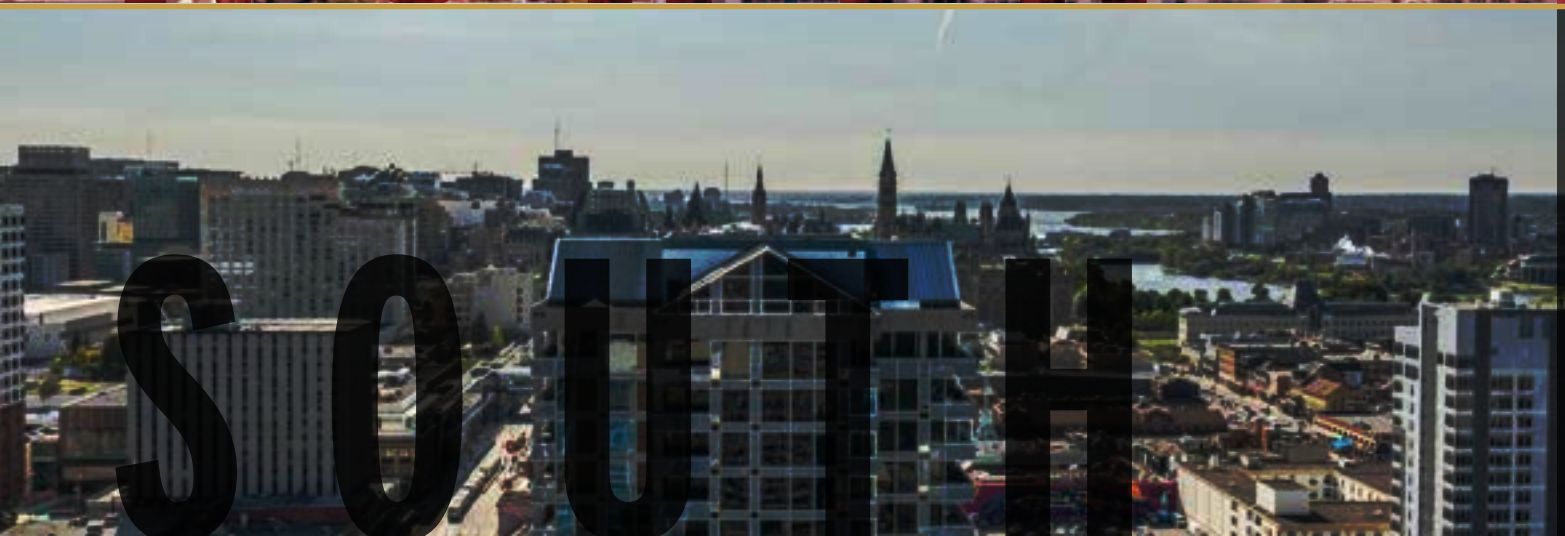


DOWNTOWN
OTTAWA
MODERN
RENTALS







Inspired Market-style living and shopping in one convenient location.

Nestled in the eastern corner of Ottawa's historic ByWard Market, Muze on Rideau gives you a unique blend of retail and living space at one address.

245 & 265 RIDEAU STREET



**MU
ZE**
ON RIDEAU



**MU
ZE**
ON RIDEAU

**A BEAUTIFUL
RESIDENTIAL RENTAL
COMMUNITY
FEATURING TWO
TOWERS RIGHT ON
RIDEAU STREET.**

28 BREATHTAKING FLOORPLANS
RANGING FROM STUDIO,
ONE-BEDROOM, TWO-BEDROOM,
AND THREE-BEDROOM SUITES.

Here, everything is local:
from education, boutique shopping,
groceries, farmers market, and
locally renowned restaurants, to
internationally-prized culture,
internationally recognized
landmarks, and Ottawa's most
sought-after-market-area and
downtown address.



COMFORT & WELLBEING

Elevate Your Living Experience

- Fitness Center 2ND FLOOR
- Party/Lounge 2ND FLOOR
- Business Center 2ND FLOOR
- Pool 2ND FLOOR
- x2 Fitness Centers 2ND FLOOR
- Yoga/Flex Space 2ND FLOOR
- x2 Party/Lounge Spaces 27TH FLOOR
- Business Center 27TH FLOOR

COMFORT & SAFETY

- Secure fob access at key entry points
- Controlled access and intercom system
- Closed-circuit television security
- Grocery Store in the building
- Contemporary furnished lobby with 18' ceilings and porcelain tile floors
- Underground parking
- Electric car charging stations
- Access control Storage lockers
- Bicycle storage
- On-site property management

MUZE ON RIDEAU IS A SMOKE-FREE ENVIRONMENT





MODERN COMFORT

Suite Features

- Stainless steel appliances
- Vinyl flooring
- In-suite laundry
- Contemporary cabinets with soft closers
- Quartz countertops kitchen and bathrooms
- Matching quartz backsplash/kitchen
- Individual unit climate control







MU
ZE
ON RIDEAU

EMULATES THE
SENSIBILITIES
OF OTTAWA'S
BYWARD
MARKET AREA

URBAN LIFESTYLE & LOCALLY-OWNED RETAIL &
AMENITIES ALL BECOME PART OF DOWNTOWN LIVING.

ARE YOU SEEKING CULINARY DELIGHTS FROM OTTAWA
EATERIES OR ONE-OF-A-KIND SHOPS & SERVICES?

DO YOU WANT ACCESS TO ARTS & CULTURE?

LIBRARIES, HEALTH CARE & SCHOOLS?

BOUTIQUE SHOPPING & MAJOR CULTURAL ATTRACTIONS?

It's all here. All for you.





● — PARKS ● — GROCERY ● — RESTAURANTS

OTTAWA COMES TO YOU

With a Walk-Score of 99, **Muze on Rideau** gives you walking convenience to downtown and Byward Market amenities, attractions, arts and entertainment, and services.

All within single-digit distances from your front door!





CULTURE

- National Arts Centre
- Major's Hill Park
- National Gallery of Canada
- Canadian Museum of History
- War Museum
- Canadian Museum of Nature
- Parliamentary Precinct
- Rideau Canal
- Supreme Court of Canada



NIGHTLIFE + SHOPPING

- CF Rideau Centre
- ByWard Market
- Elgin Street District
- Sparks Street Mall



WORKPLACE

- Downtown & Market offices
- An endless array of local coffee shops & restaurants



PUBLIC SERVICES

RIDEAU STATION LRT

- OC Transpo & STO Buses
- Ottawa Public Library
- Ottawa City Hall
- University of Ottawa





YOUR LIFESTYLE, NEXT TO ACADEMIA

CAMPUS LIFE

Walking distance from Ottawa University, **Muze on Rideau** offers convenient and contemporary units for every type of scholar.

Situated between the ByWard Market and campus, **Muze** allows students to balance their academic life with their social.

With a guest suite in the building, and modern hotels throughout the downtown core, friends and family will have a variety of places to stay when visiting their future graduate.



HYURO

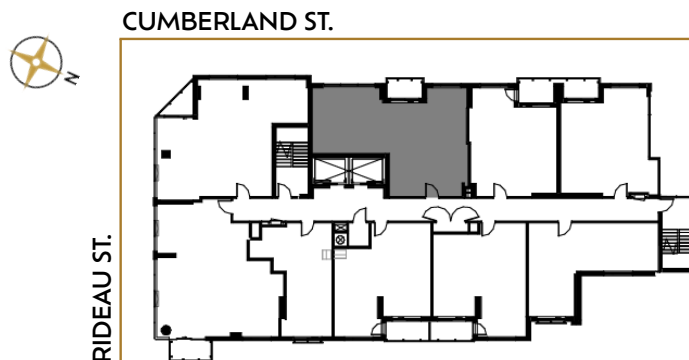
TOWER A

2 BEDROOM
2 BATHROOM

Unit 401 to 1801
853 sq ft



No Balcony
Unit 201 to 301
889 sq ft

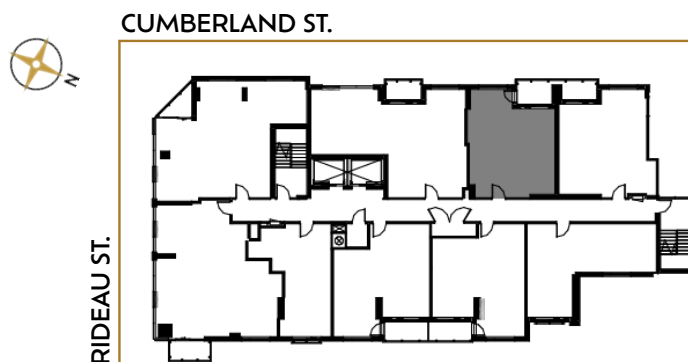


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Unit 302 to 1802
560 sq ft



No Balcony
Unit 202
599 sq ft



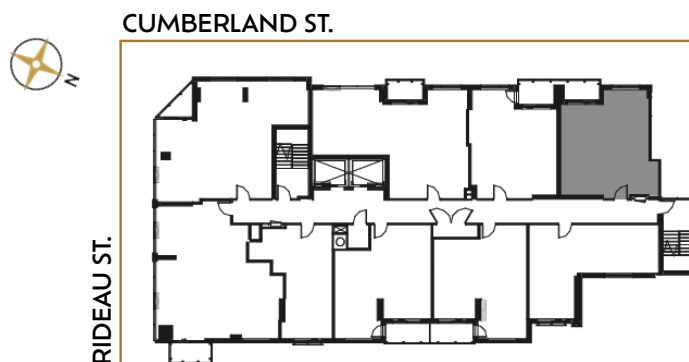
KOE

TOWER A

1 BEDROOM
1 BATHROOM
ACCESSIBLE



No Balcony
Unit 203
710 sq ft



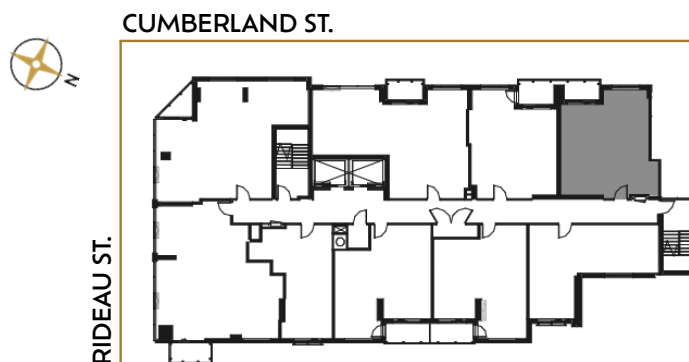
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ROA

TOWER A

1 BEDROOM
1 BATHROOM
ACCESSIBLE

Unit 403 to 1803
597 sq ft



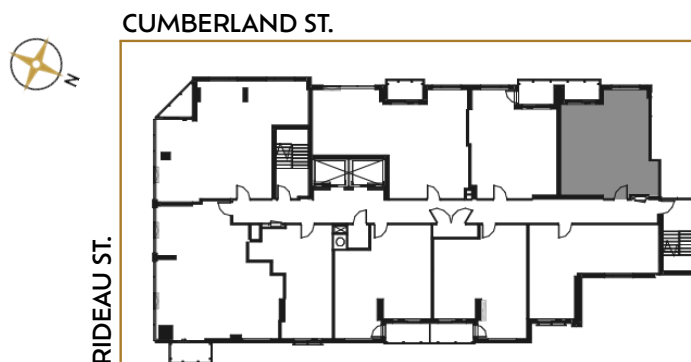
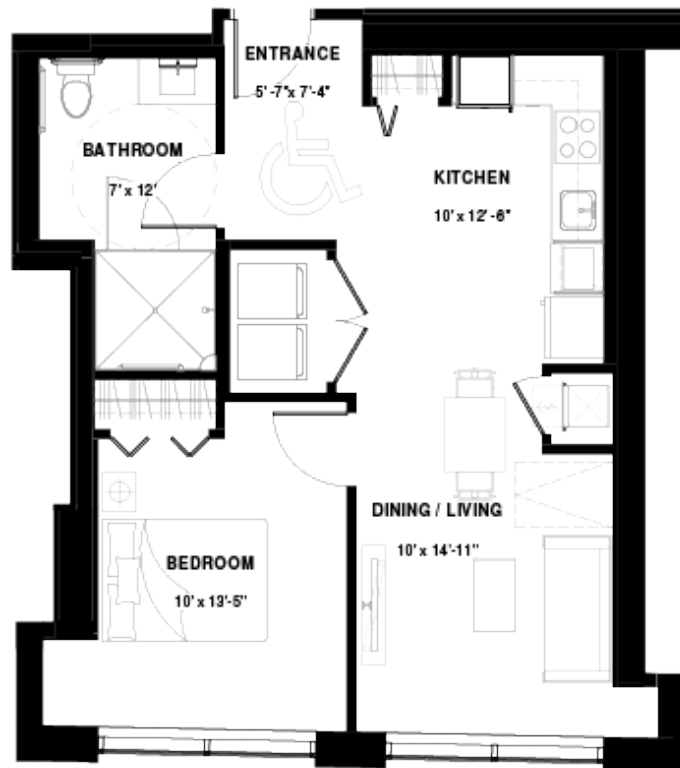
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ROA 1

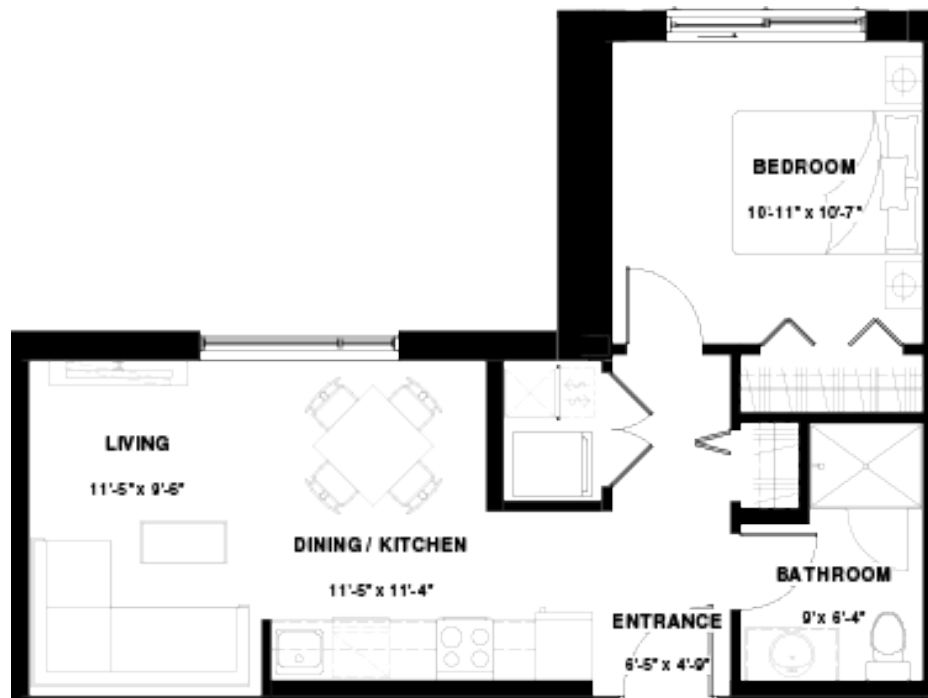
TOWER A

1 BEDROOM
1 BATHROOM
ACCESSIBLE

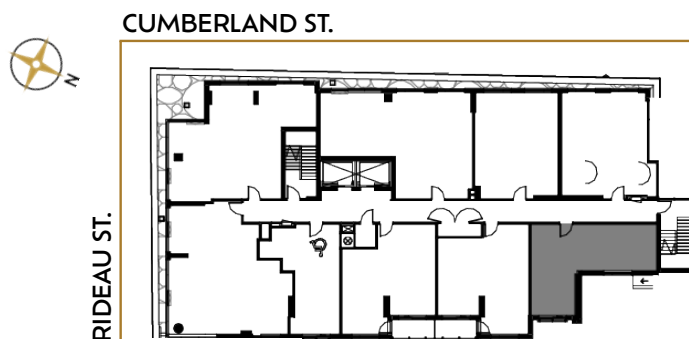
No Balcony
Unit 303
628 sq ft



Disclaimer: Materials, specifications and floor plans are subject to change without notice. All dimensions are approximate and may not be to scale. Actual usable floor space may vary from the stated floor area. Window size and design. Roof pitch and brick detail may vary from plan. Layout for kitchen, furnace, fibre hook up and HWT may vary from plan. Vertical and horizontal bulkheads, which are not shown on plan may be required for structural plumbing and ventilation runs. E. & O.E. Issued: 2024



No Balcony
Unit 204 to 1804
569 sq ft



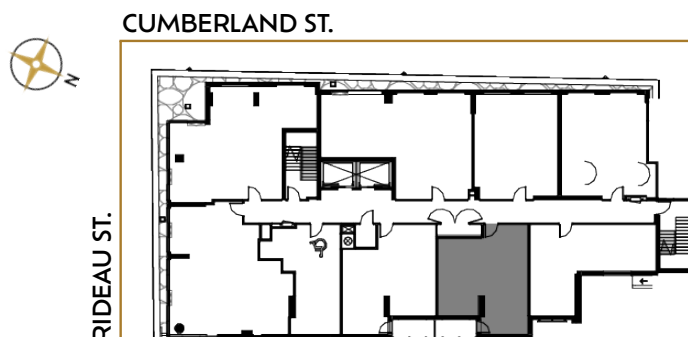
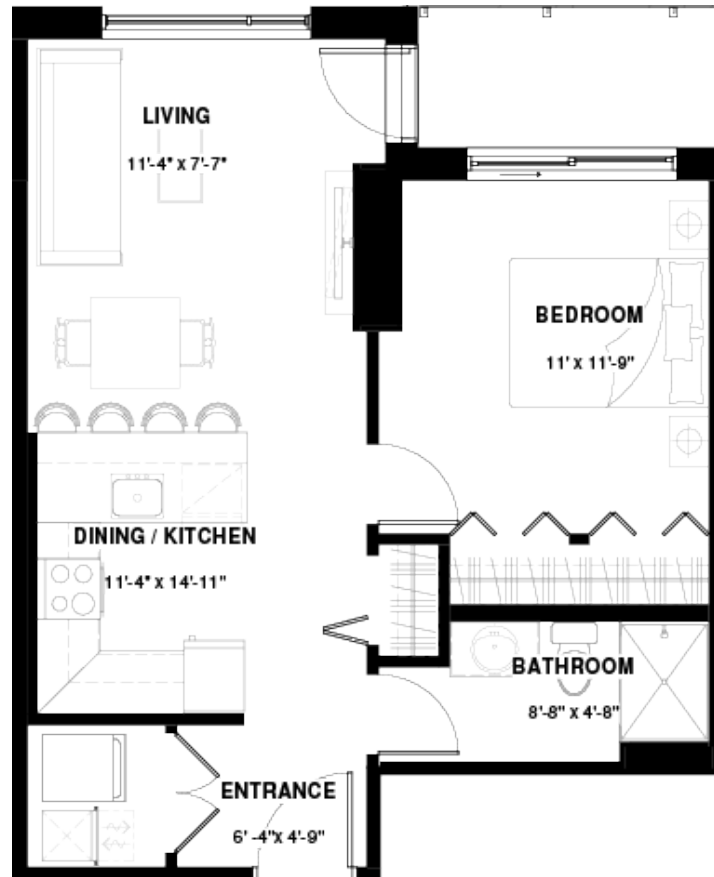
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KOBRA

TOWER A

1 BEDROOM
1 BATHROOM

Unit 205 to 1805
593 sq ft



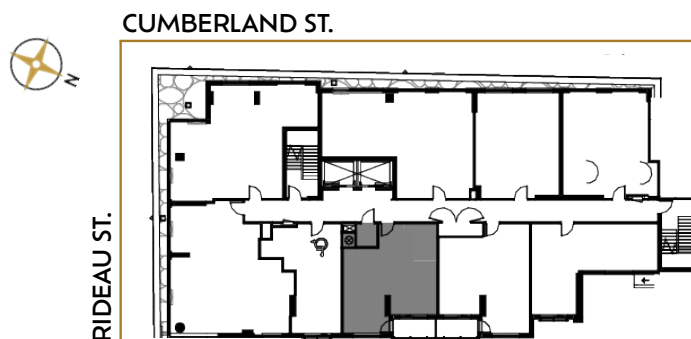
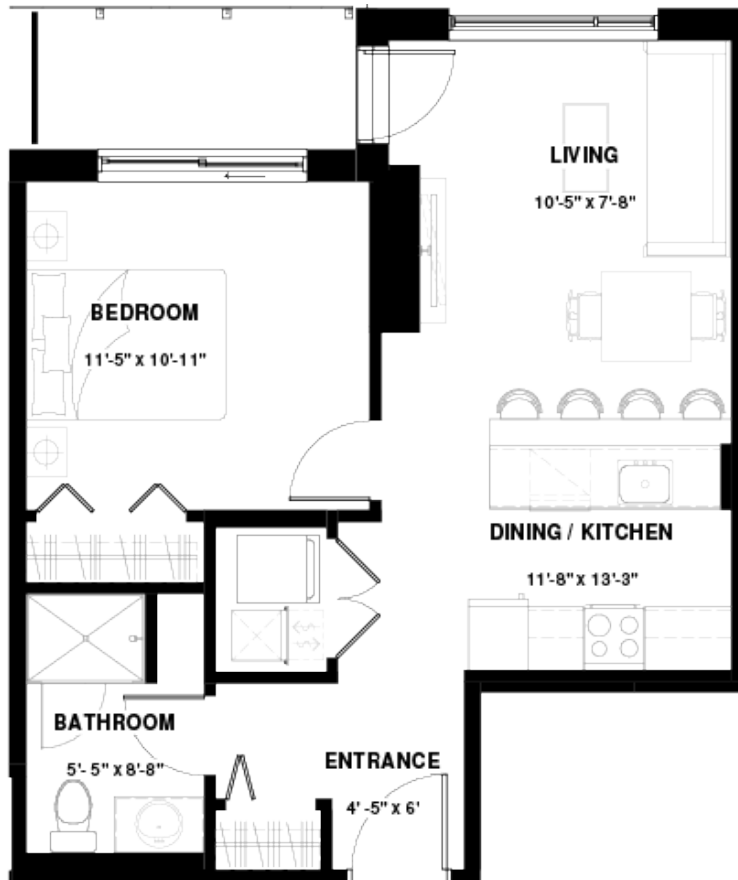
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HOPARE

TOWER A

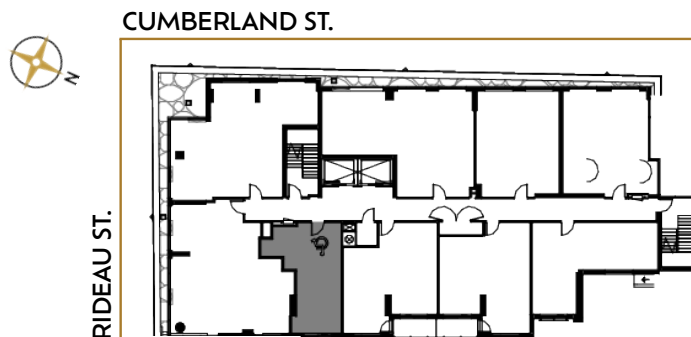
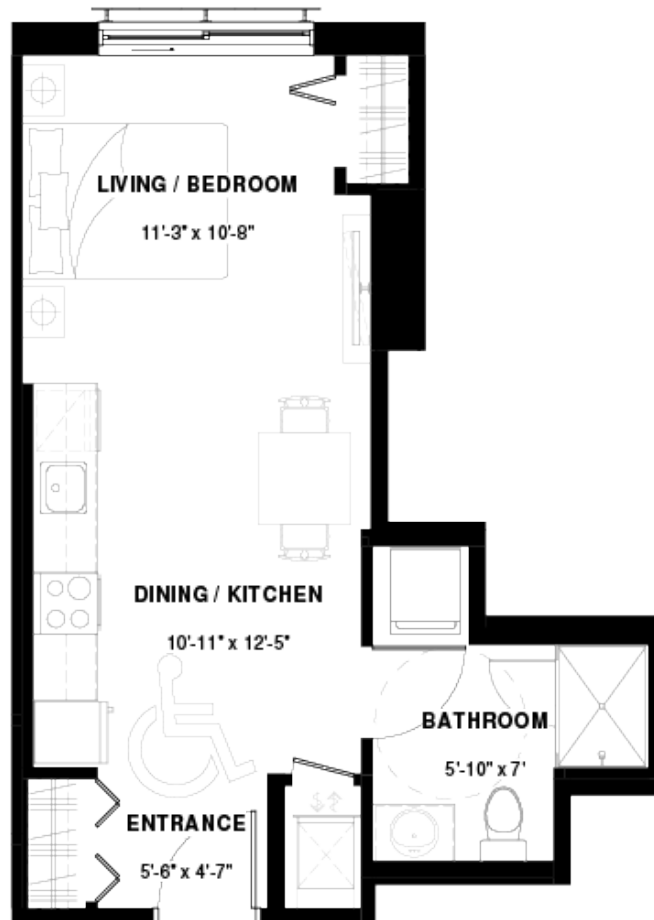
1 BEDROOM
1 BATHROOM

Unit 206 to 1806
590 sq ft



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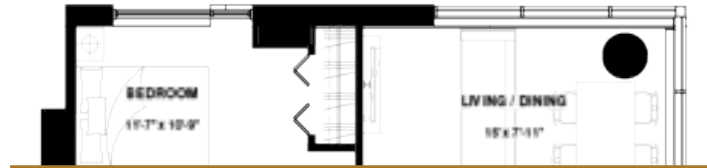
Unit 207 to 1807
426 sq ft



DECO

TOWER A

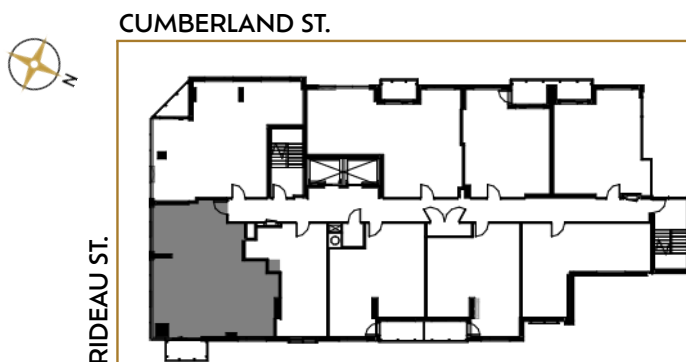
2 BEDROOM
2 BATHROOM
ACCESSIBLE



No Balcony
Unit 308
938 sq ft



Unit 408 to 1808
937 sq ft



KRUGER

TOWER A

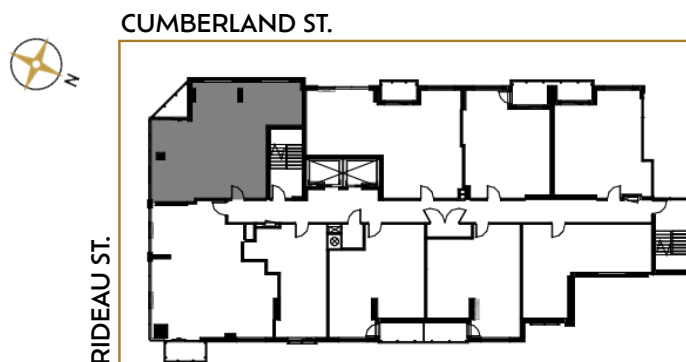
2 BEDROOM
2 BATHROOM



Unit 409 to 1809
909 sq ft



No Balcony
Unit 209 to 309
911 sq ft



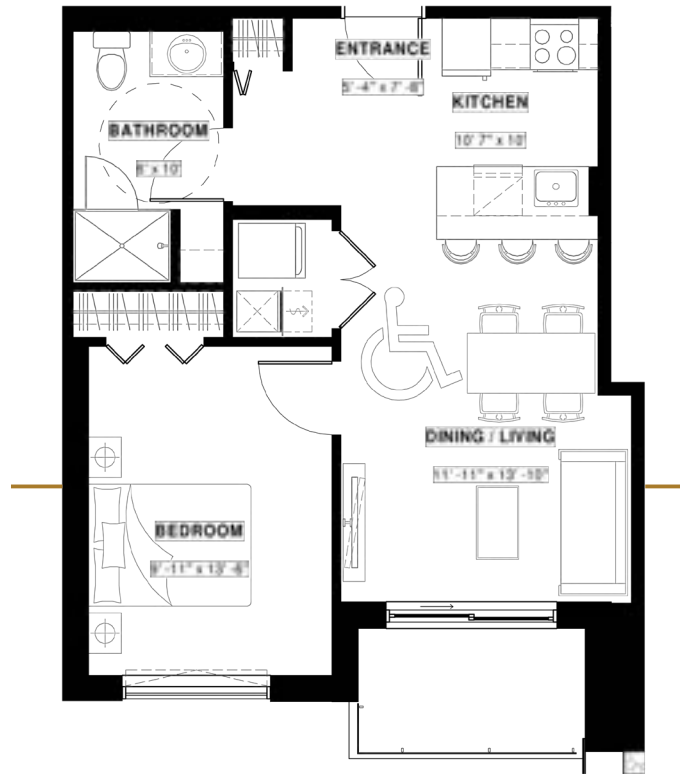
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BANKSY

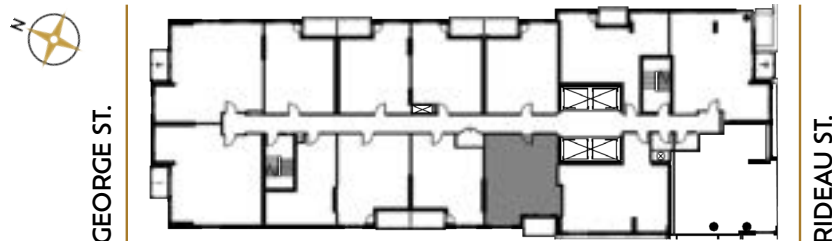
TOWER B

1 BEDROOM
1 BATHROOM
ACCESSIBLE

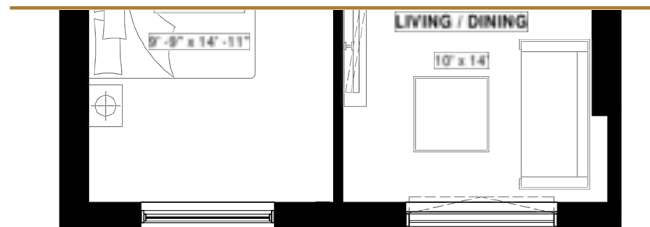
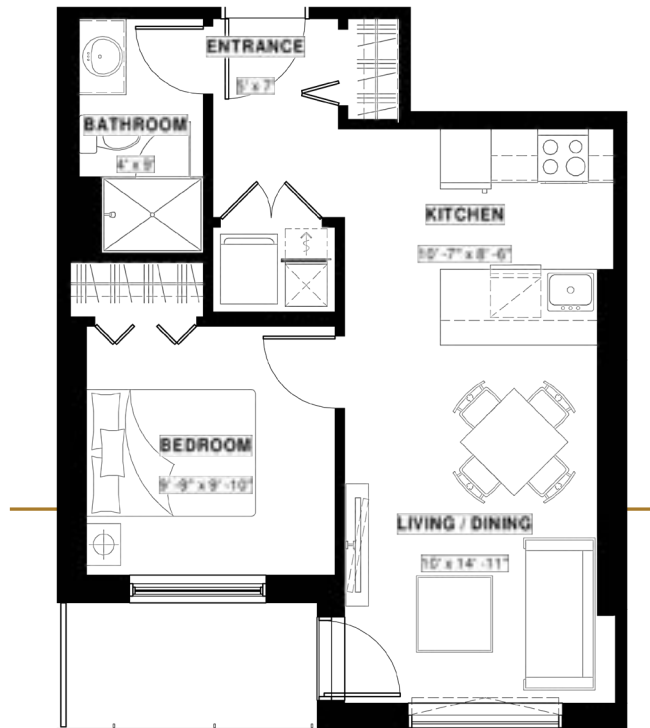
Unit 301 to 2701
610 sq ft



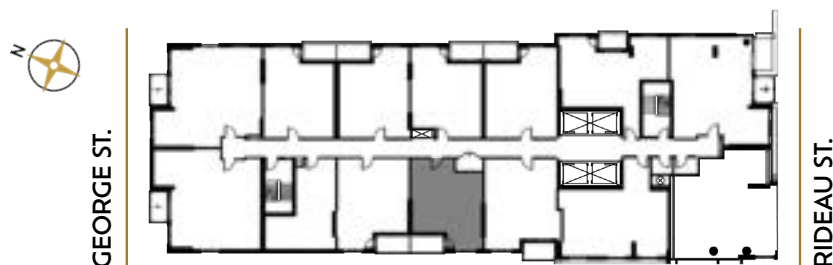
No Balcony
Unit 201
649 sq ft



Unit 302 to 2702
538 sq ft



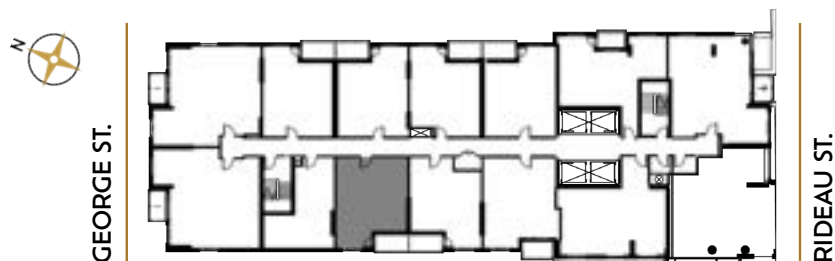
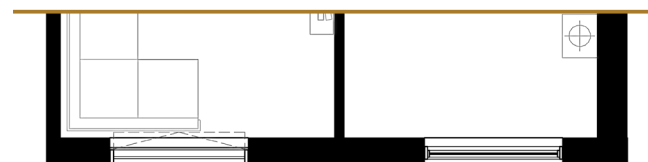
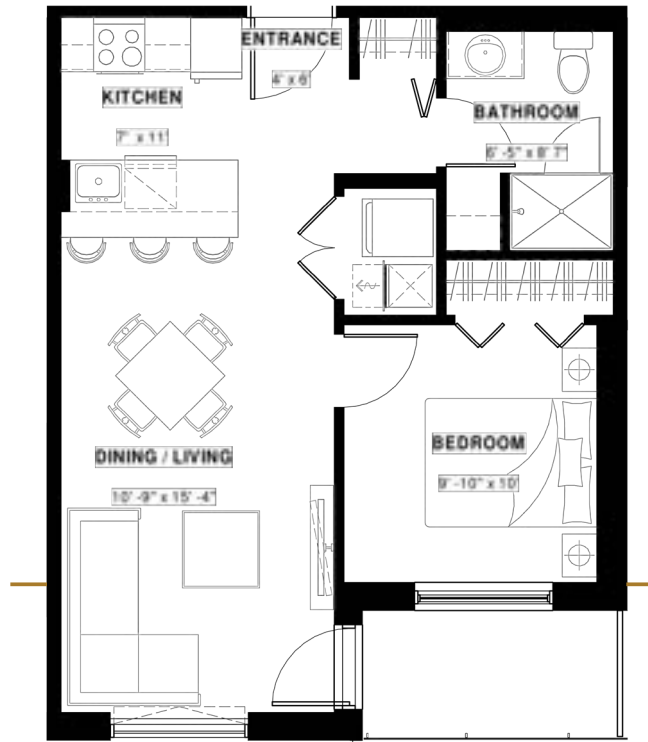
No Balcony
Unit 202
587 sq ft



DONDI

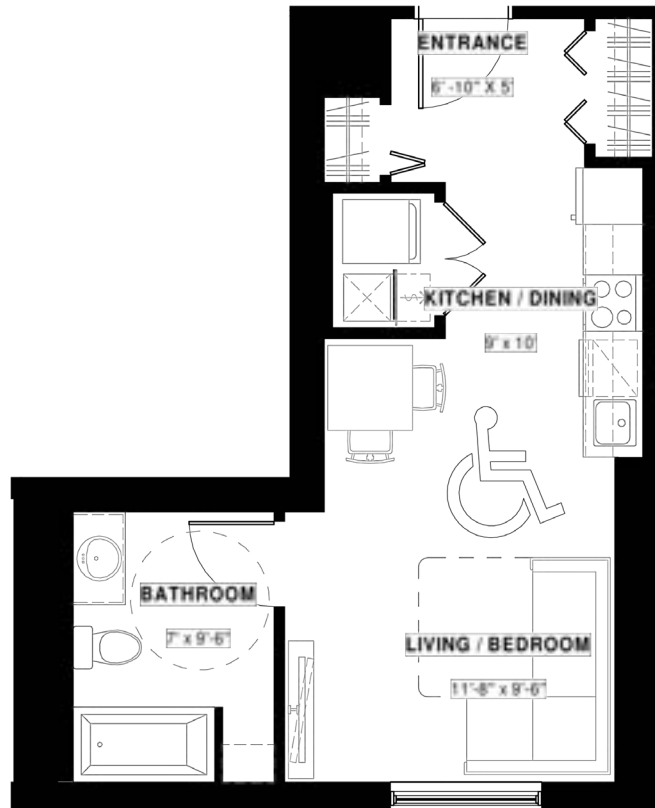
TOWER B

1 BEDROOM
1 BATHROOM

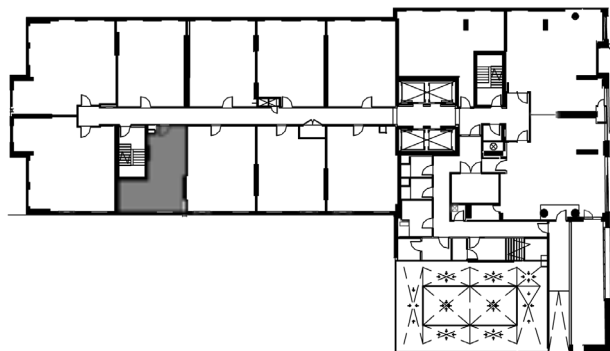


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Unit 204 to 2204
454 sq ft



GEORGE ST.

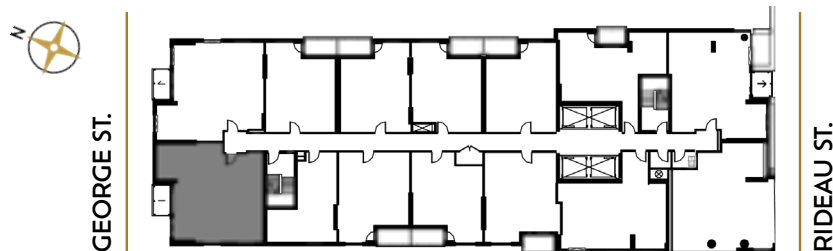


RIDEAU ST.

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CLARIDGE
HOMES



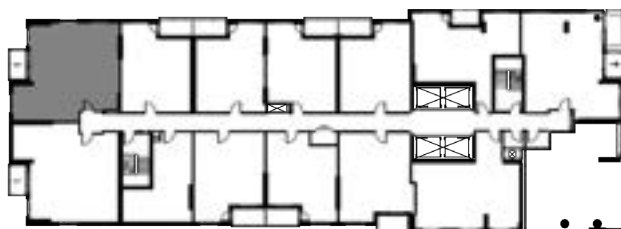
Unit 306 to 2206
911 sq ft



No Balcony
Unit 206
911 sq ft



GEORGE ST.



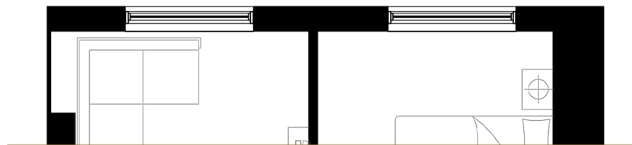
RIDEAU ST.



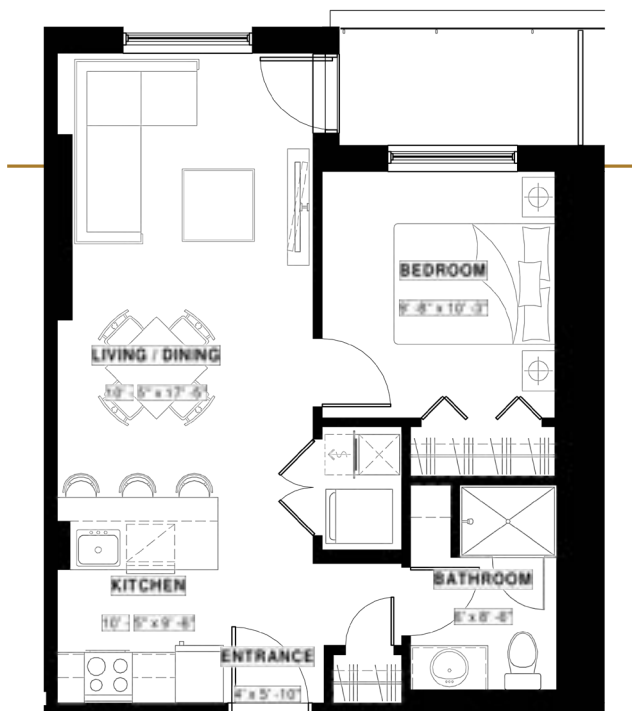
SWOON

TOWER B

1 BEDROOM
1 BATHROOM



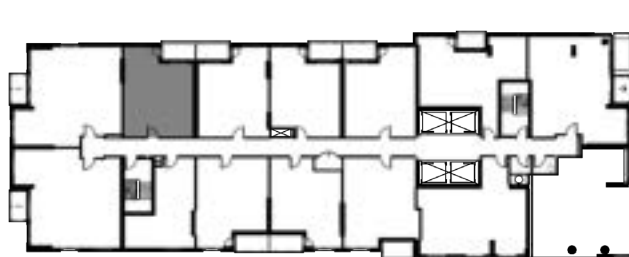
No Balcony
Unit 207
625 sq ft



Unit 307 to 2207
576 sq ft



GEORGE ST.



RIDEAU ST.

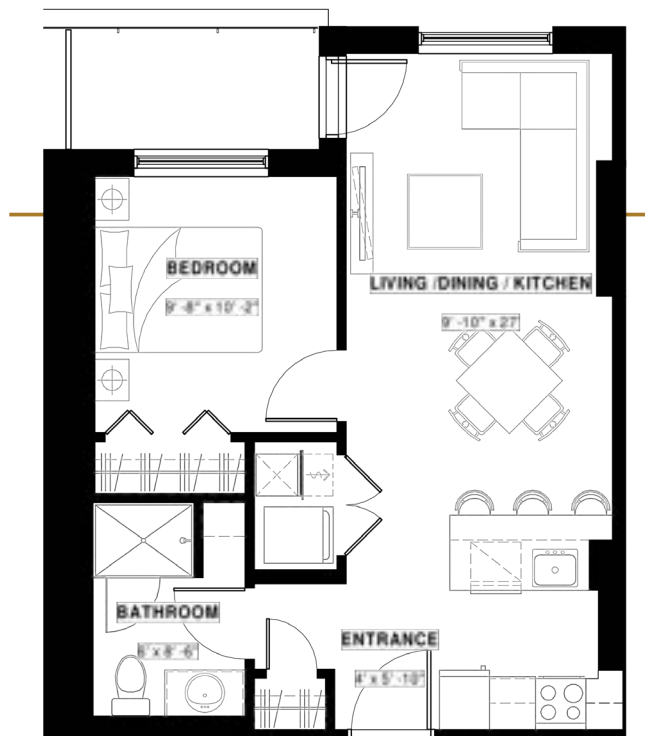
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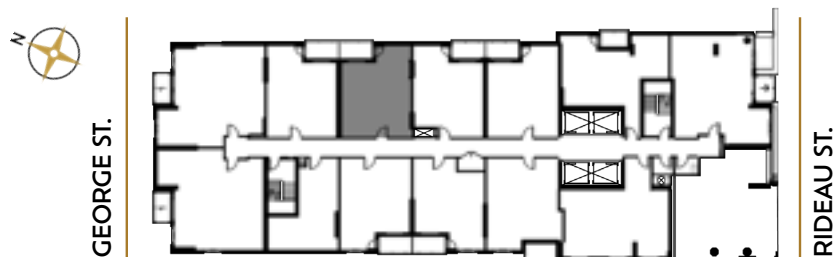
CLARIDGE
HOMES



No Balcony
Unit 208
625 sq ft



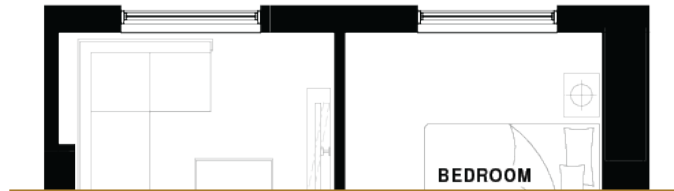
Unit 308 to 2208
574 sq ft



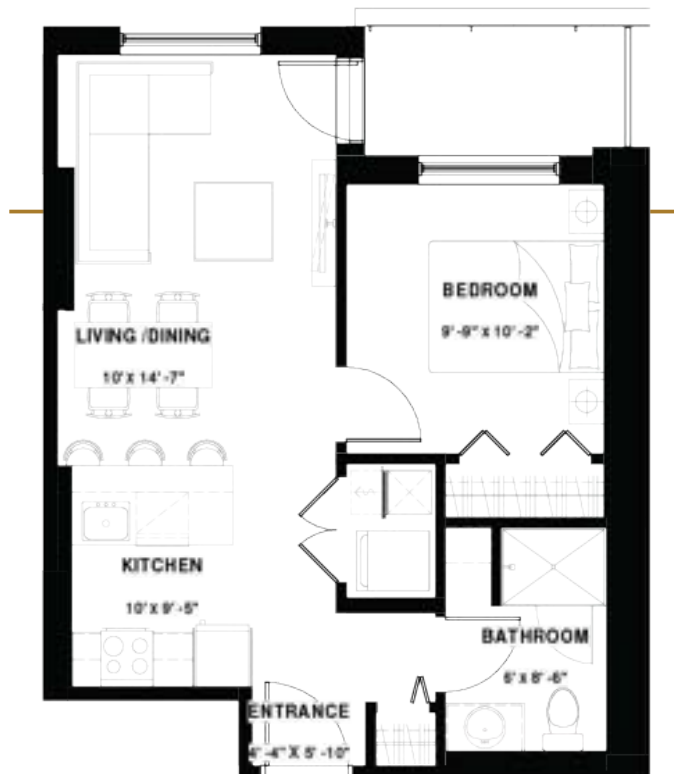
OLEK

TOWER B

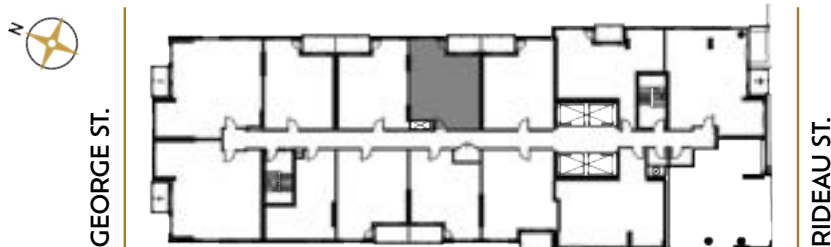
1 BEDROOM
1 BATHROOM



No Balcony
Unit 209
601 sq ft



Unit 309 to 2209
& 2306 to 2606
549 - 552 sq ft



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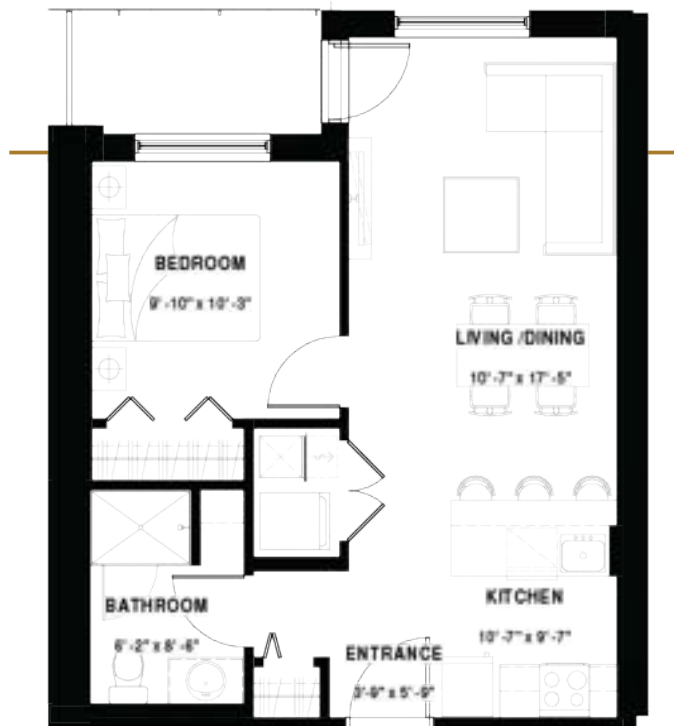
VHILS

TOWER B

1 BEDROOM
1 BATHROOM



No Balcony
Unit 210
631 sq ft



Unit 310 to 2210
& 2307 to 2707
580 - 587 sq ft



GEORGE ST.



RIDEAU ST.

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**CLARIDGE
HOMES**

BORDALO

TOWER B

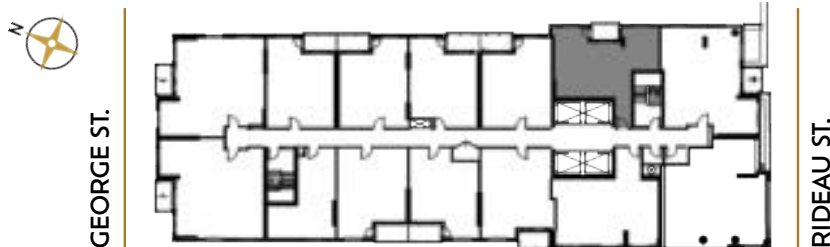
1 BEDROOM
1 BATHROOM



No Balcony
Unit 211
751 sq ft



Unit 311 to 2211
& 2308 to 2608
688 - 691 sq ft



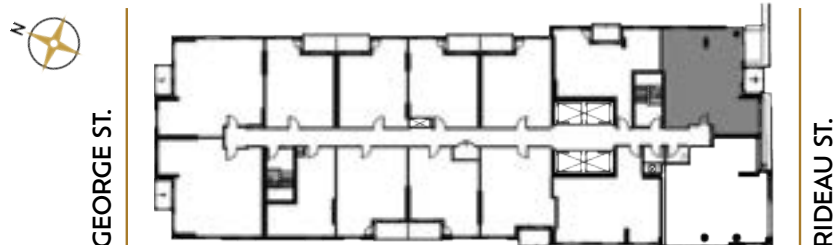
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LEDANIA

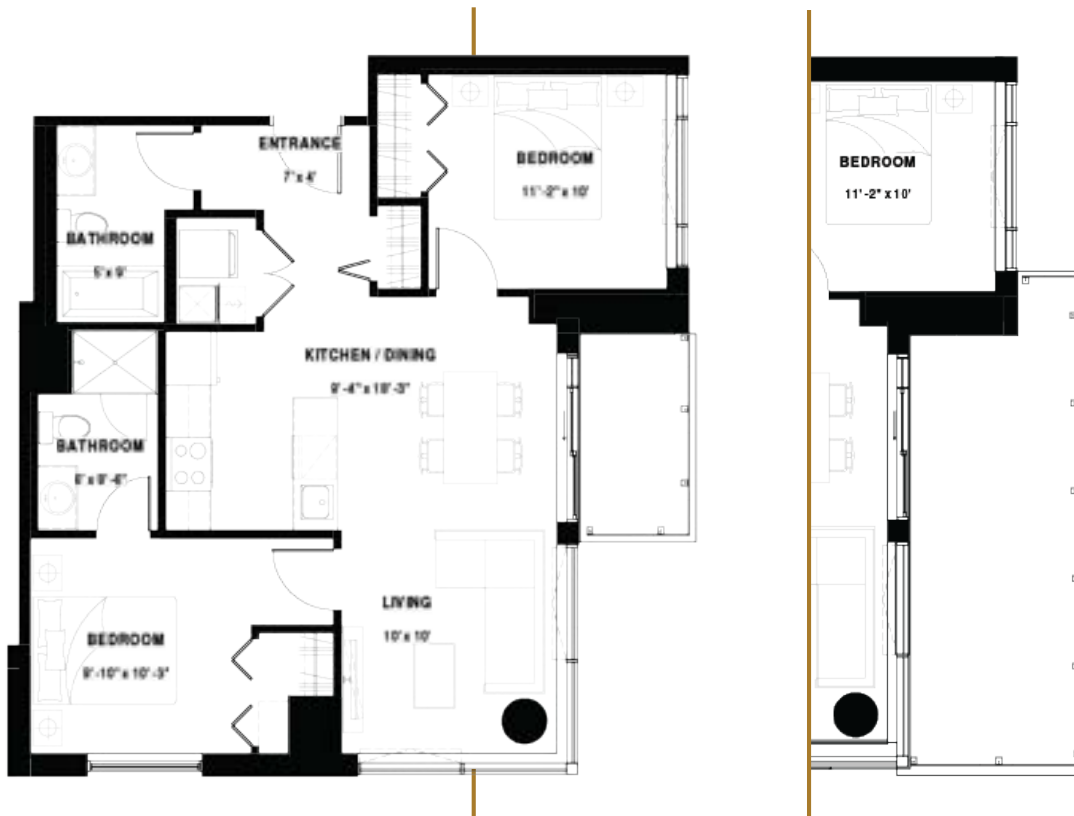
TOWER B

2 BEDROOM
2 BATHROOM

Unit 312 to 2212
877 - 879 sq ft



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Large Balcony
Unit 413
884 sq ft

Unit 510 to 2610
884 sq ft



GEORGE ST.



RIDEAU ST.



RETNA

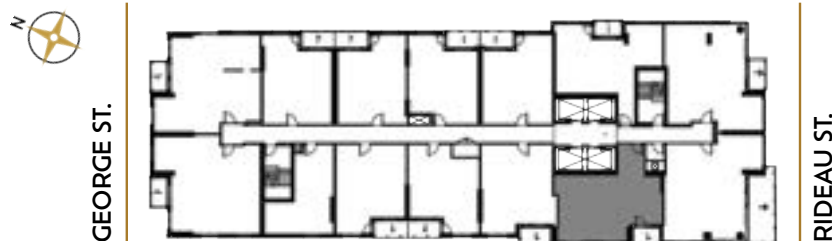
TOWER B

1 BEDROOM
1 BATHROOM
ACCESSIBLE

Unit 414 to 2214 & 2311 to 2611
739 sq ft



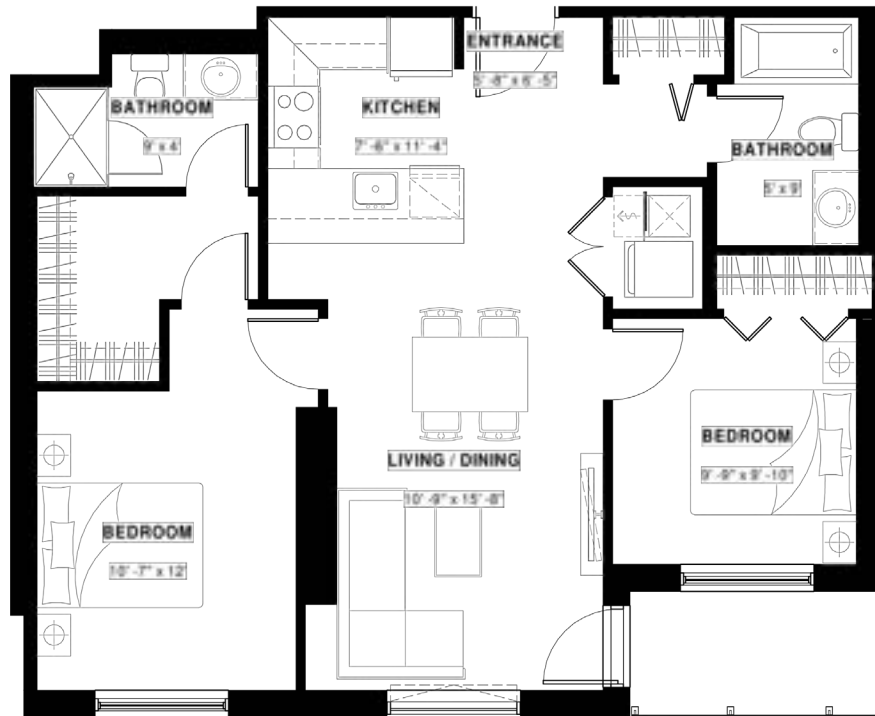
No Balcony
Unit 313
780 sq ft



LAGUNA

TOWER B

2 BEDROOM
2 BATHROOM



Unit 2303 to 2703
909 sq ft

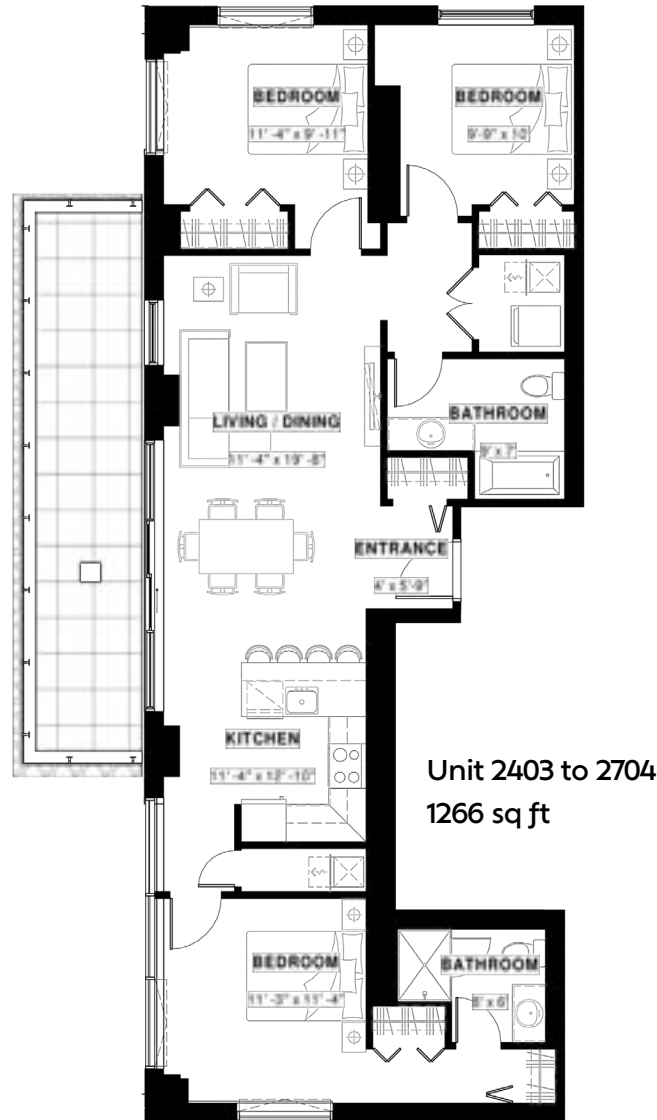


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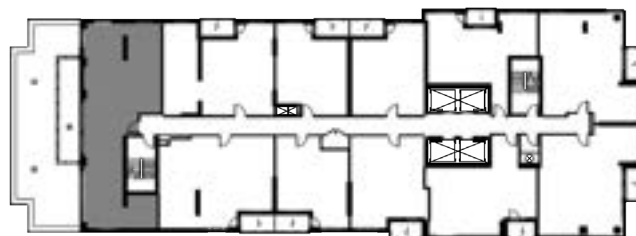
EL MAC

TOWER B

3 BEDROOM
2 BATHROOM



GEORGE ST.



RIDEAU ST.

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**CLARIDGE
HOMES**

EL SEED

TOWER B

2 BEDROOM
2 BATHROOM



Unit 2305 to 2705
890 sq ft



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