

# FOR LEASE

299 BANK STREET

Ottawa, ON K2P 0J9



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## OFFERING SUMMARY

<b>Available Space:</b>	6,000 - 18,000 SF
<b>Lease Rate:</b>	\$10.00 - 30.00 SF/yr (Gross; NNN)
<b>Additional Rent:</b>	approx. \$11.66 SF/yr

## PROPERTY OVERVIEW

This two-storey walk-up retail/office building plus full height basement for a total building area of approx. 18,000 SF. Located in the heart of Centretown on one of the busiest corners at Bank and Somerset Street. A long-standing established Dollar Store occupies the ground floor and lower level of approx. 12,000 SF with a lease that expires August 31, 2026. The second-floor office tenant is renting on a month-to-month basis, and has approx. 6,000 SF of creative open concept office space includes a kitchenette and two large washrooms. Large staircase landings could accommodate a future elevator if desired by the purchaser. Opportunity for the purchaser to occupy part of or the whole building. No options to renew in place, but both tenants are willing to stay. This property sits on a 55' x 115' lot with easy access to HWY 417 and transit nearby including buses along Bank Street or a quick walk to the Parliament O-Train Station. Close proximity to many amenities such as shops, restaurants, Canal, Parliament, Glebe, ByWard Market and all that downtown Ottawa has to offer.

## PROPERTY HIGHLIGHTS

- MS 1 H(30) Zoning
- 200 AMP, Single-Phase Power
- Individual meters
- Pylon signage opportunity

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Lease Spaces



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Lower Level	Available	6,000 SF	Gross	\$10.00 SF/yr
Ground Floor	Available	6,000 SF	NNN	\$30.00 SF/yr
Second Floor	Available	6,000 SF	NNN	\$15.00 SF/yr

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# GROUND FLOOR - 299 BANK STREET OTTAWA, ON K2P 0J9

Additional Photos



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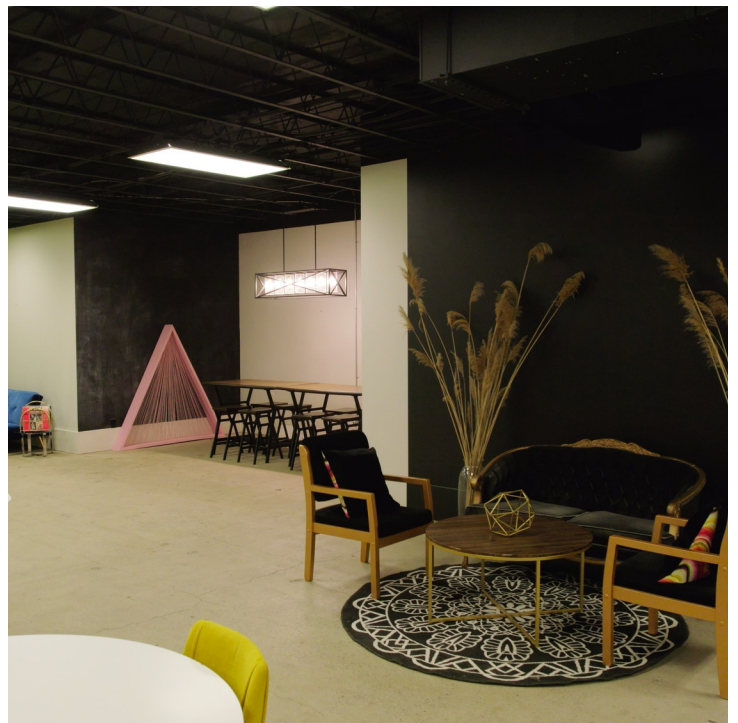
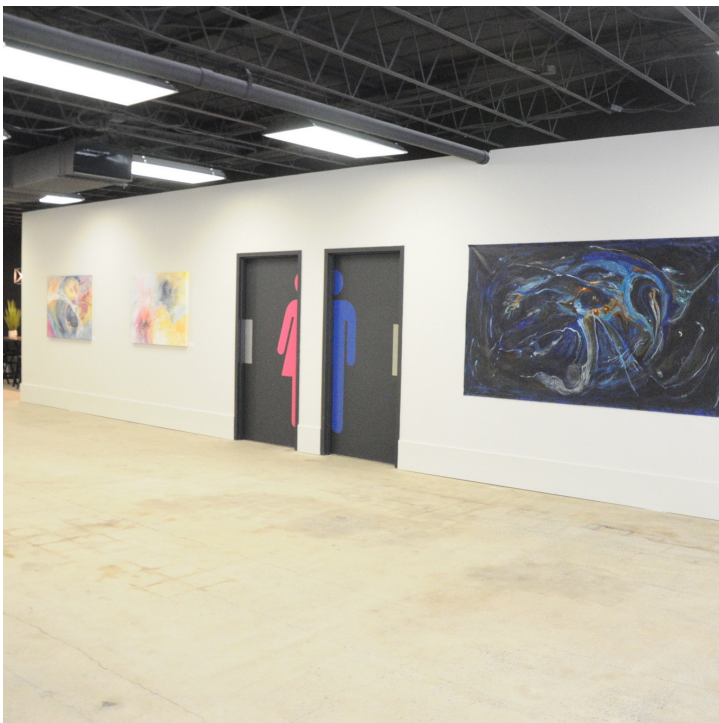
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# SECOND FLOOR - 299 BANK STREET OTTAWA, ON K2P 0J9

Additional Photos



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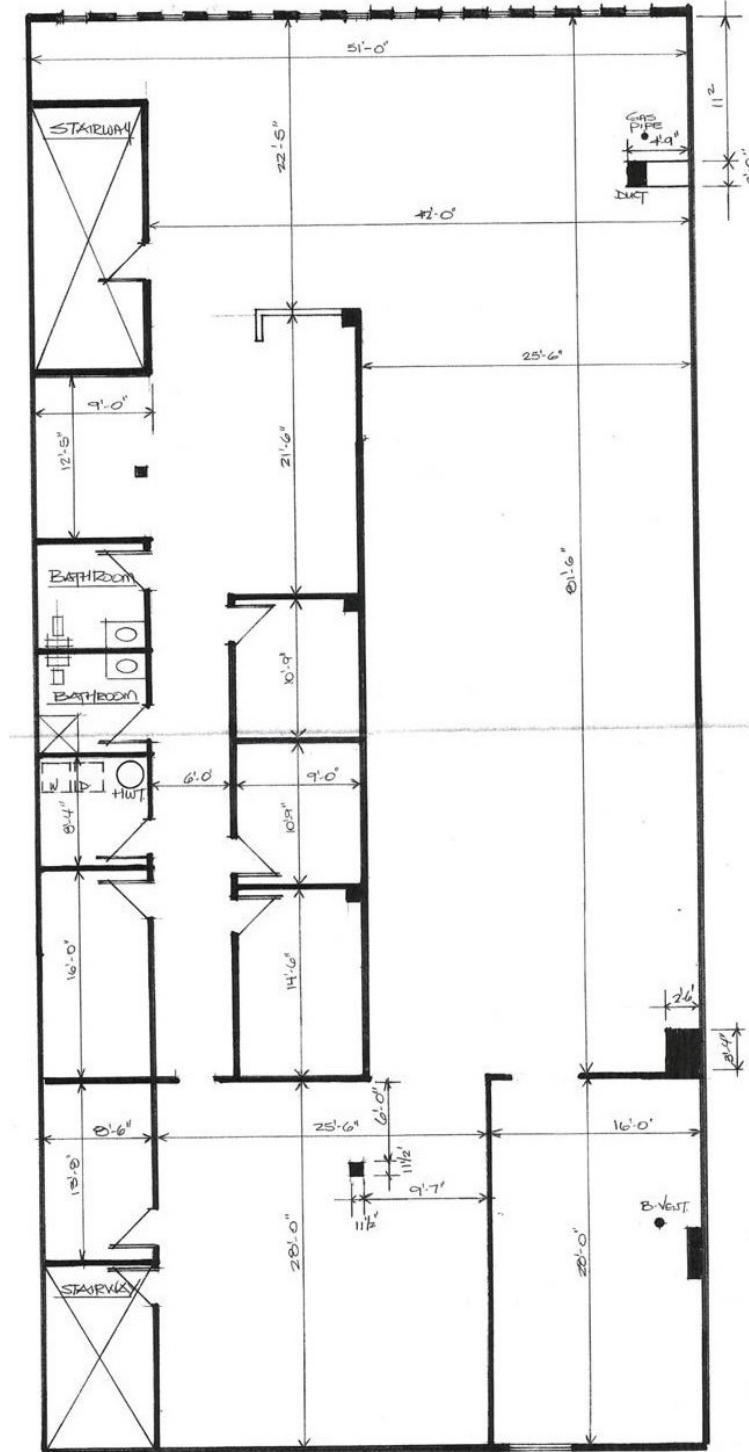
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# SECOND FLOOR - 299 BANK STREET OTTAWA, ON K2P 0J9

Floor Plan



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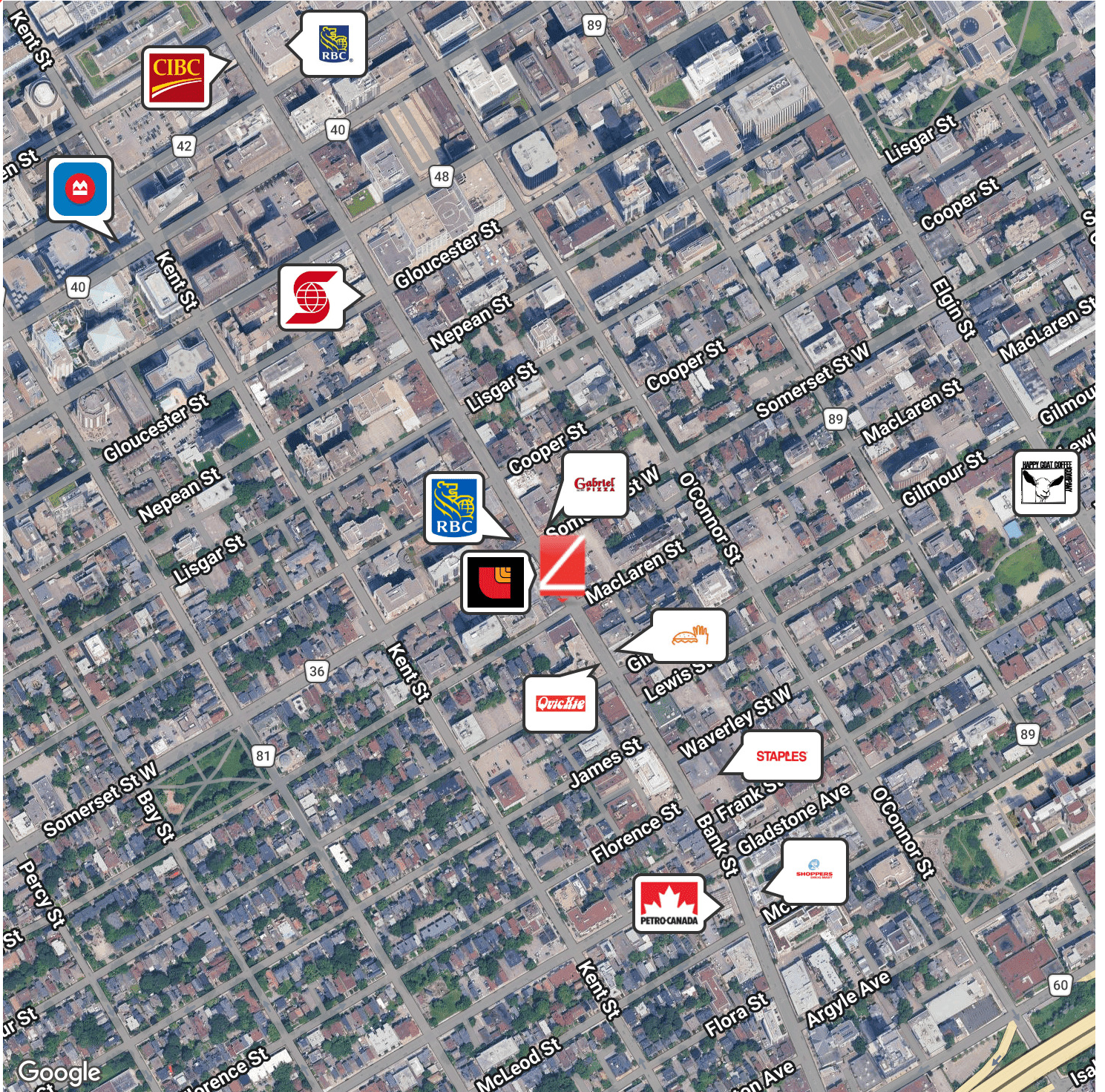
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Retailer Map



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