

# 700 Sussex Drive

Ground Floor  
Available Now

Ottawa, Ontario

Located at the Gateway to Ottawa's Byward Market



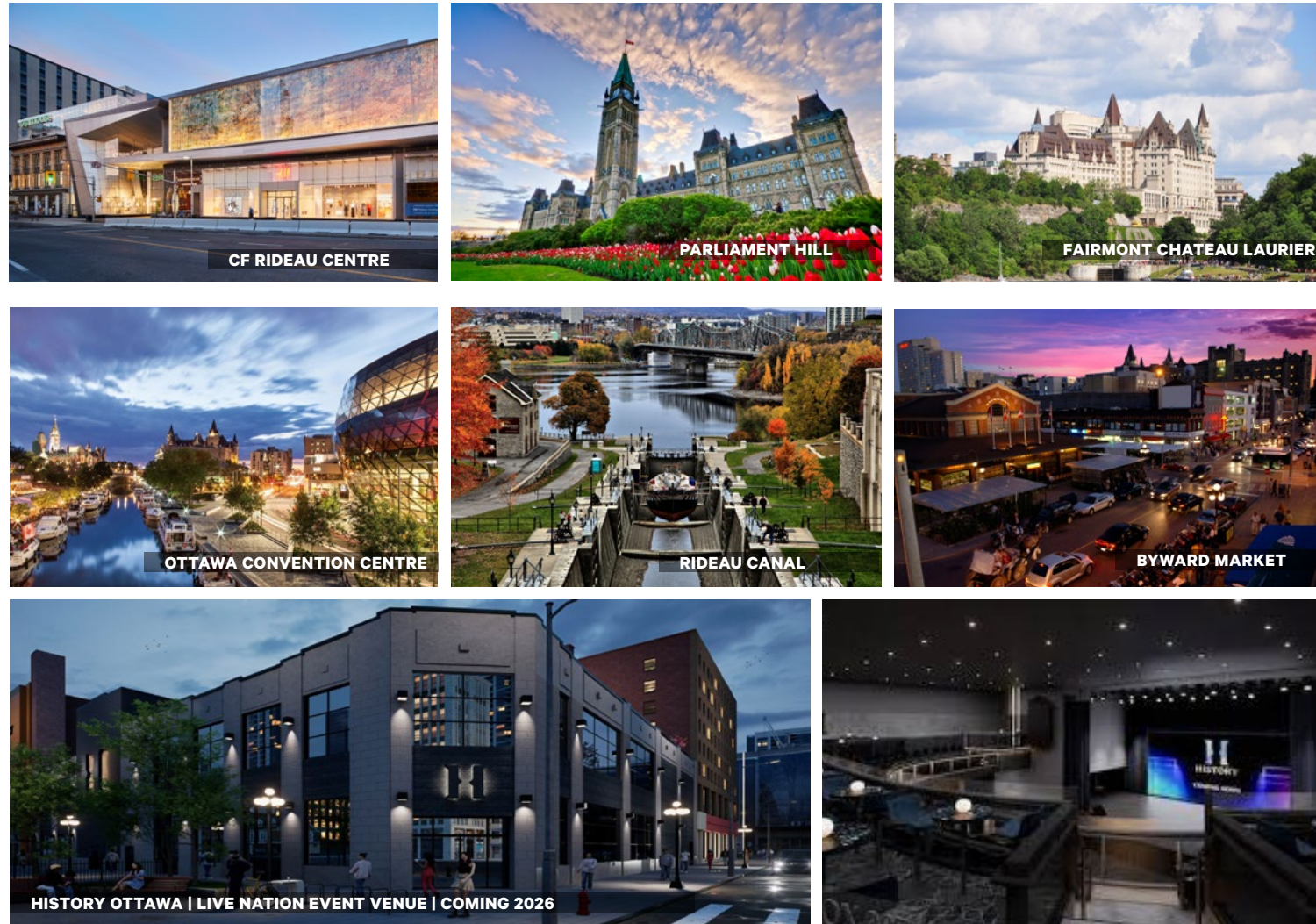
# Prime Downtown Location

Centrally located in Ottawa's Byward Market, this unit is perfect for a wide variety of users. This location is immediately surrounded by residents, offices, hotels, bars, restaurants, CF Rideau, and the Parliamentary Precinct. It provides easy access to numerous other amenities, public parking, Highway 417, and public transit including the Rideau LRT Station.

Very centrally located, this is the epicentre of the Ottawa's vibrant tourism hub. This location will only get better with the opening of the new Live Nation 2,000 person music and entertainment venue directly across the street, which is expected to open in early 2026.

The space is available for immediate possession.

## Access and Amenities

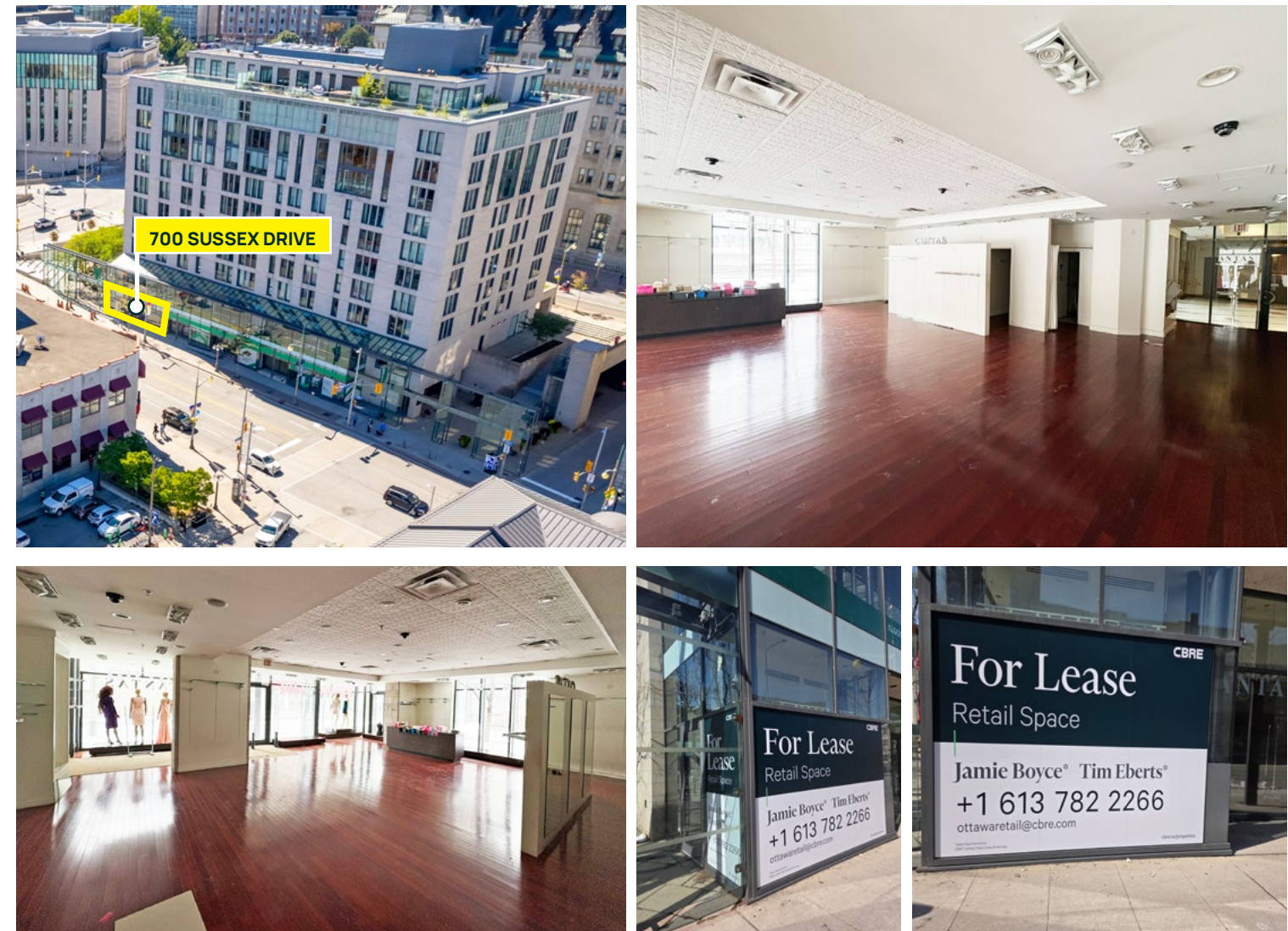


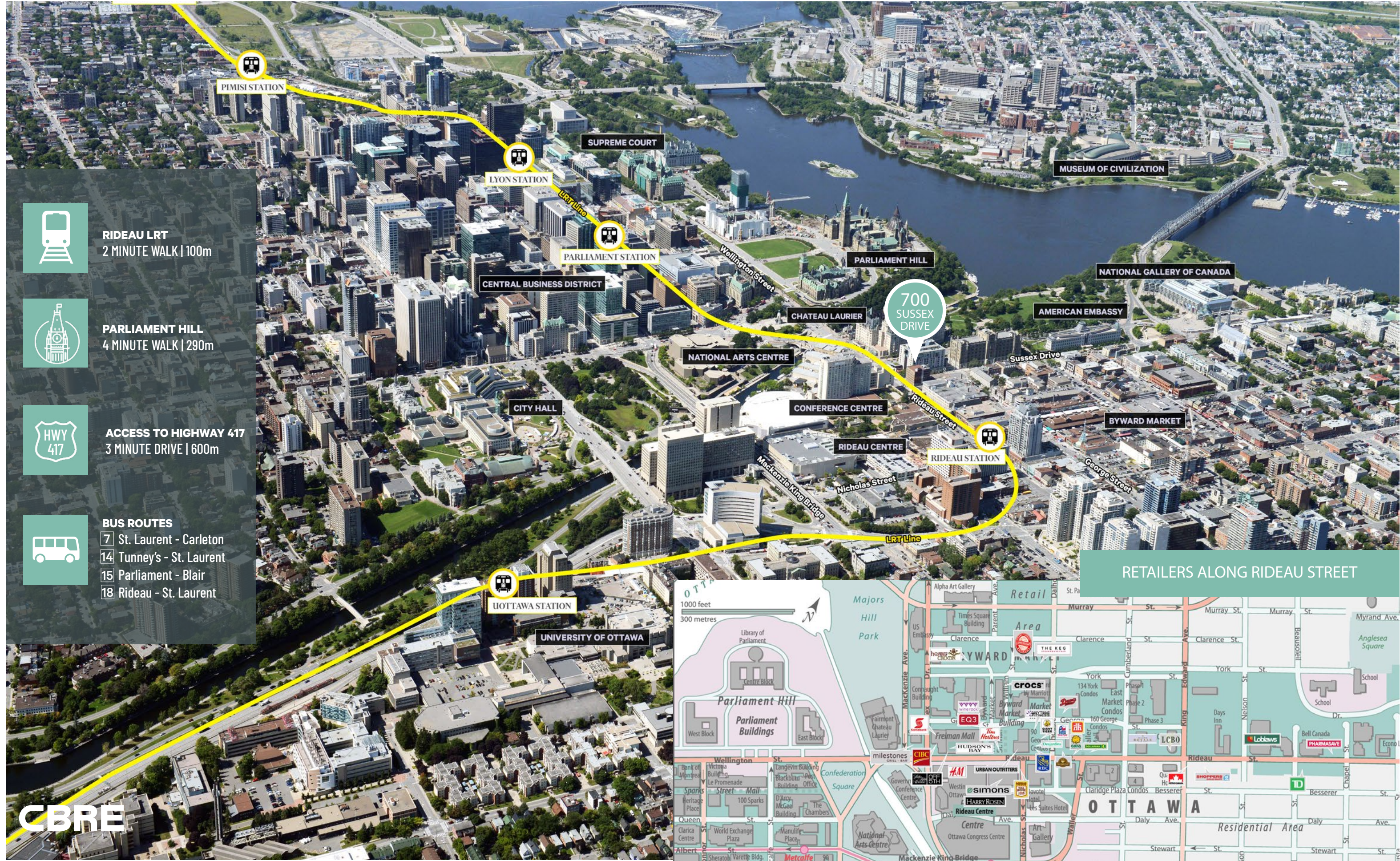
# Property Details

SIZE	NET RENT	ADDITIONAL RENT	UNIT DESCRIPTION
<b>Ground Floor</b>			
1,881 SF	\$45.00 PSF	\$25.03 PSF (est.2025)	Very bright, open concept space. Available immediately.

# Photos

Unit 1





**RIDEAU LRT**  
2 MINUTE WALK | 100m



**PARLIAMENT HILL**  
4 MINUTE WALK | 290m



**ACCESS TO HIGHWAY 417**  
3 MINUTE DRIVE | 600m



**BUS ROUTES**  
7 St. Laurent - Carleton  
14 Tunney's - St. Laurent  
15 Parliament - Blair  
18 Rideau - St. Laurent

RETAILERS ALONG RIDEAU STREET

## Retail Space

200 Rideau Street

## Access and Amenities

200 Rideau Street occupies a prime location in Ottawa's Byward Market, benefitting from direct proximity to Ottawa's major shopping destinations, fine dining, entertainment venues, government buildings, historic landmarks and municipal parks. Within a ten-minute walking radius lies multiple national landmarks including Parliament Hill, the Centennial Flame, the Supreme Court, Confederation Park and multiple museums. Also within walking distance lies the CF Rideau Centre, Ottawa's premier shopping destination. Just west of the Property, easily accessible light rail transit Rideau Station.



NATIONAL GALLERY OF CANADA



PARLIAMENT HILL



OTTAWA CONVENTION CENTRE



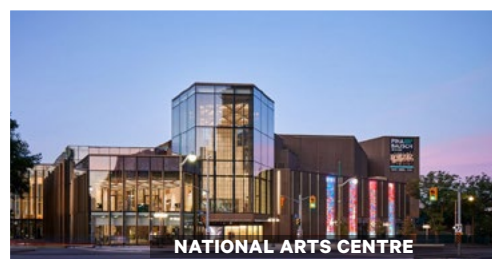
RIDEAU CANAL



BYWARD MARKET



FAIRMONT CHATEAU LAURIER

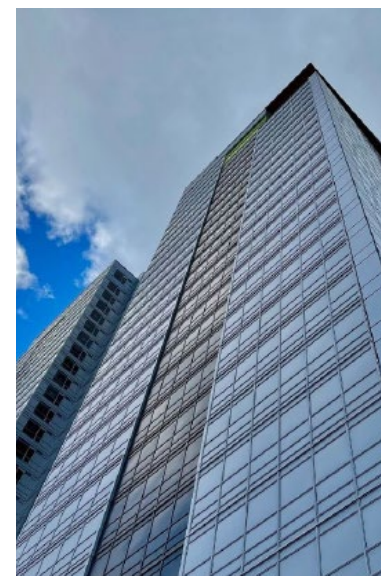


NATIONAL ARTS CENTRE



CF RIDEAU CENTRE

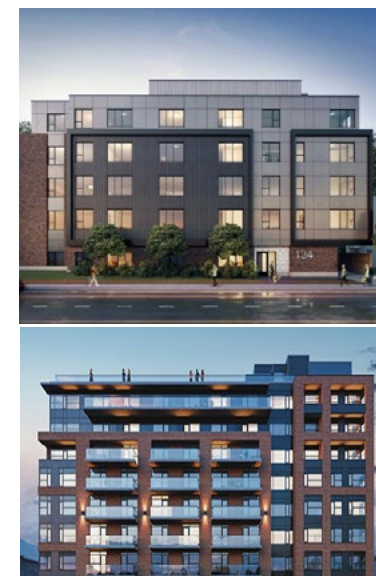
Over 2,100 Units  
Under Development in  
Downtown Ottawa



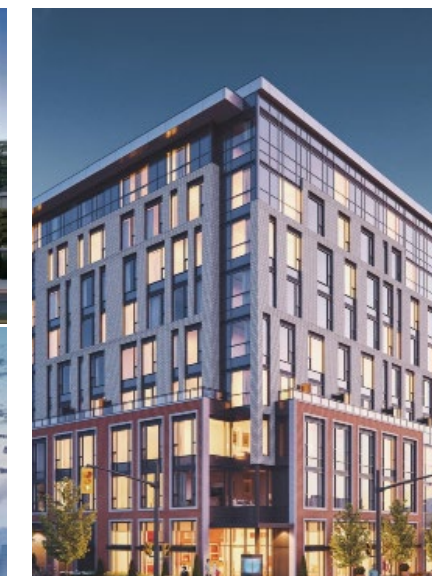
ENVIE RIDEAU



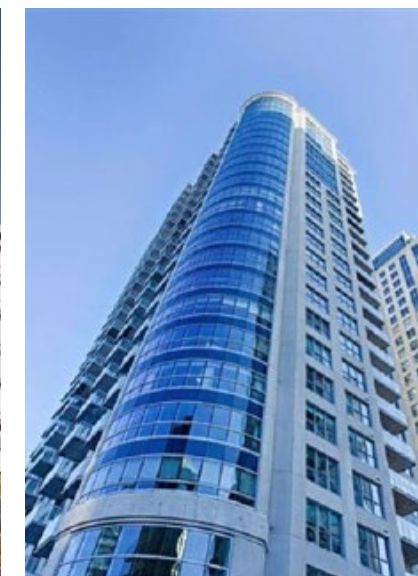
CLARIDGE ROYALE



CAPITAL PARK II & III



545 RIDEAU



CLARIDGE PLAZA 4

Retail Space  
700 Sussex Drive

For Lease



\*Outline not to scale

## Contact Us

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