

FOR LEASE

1355 BANK STREET

Ottawa, ON K1H 8K7

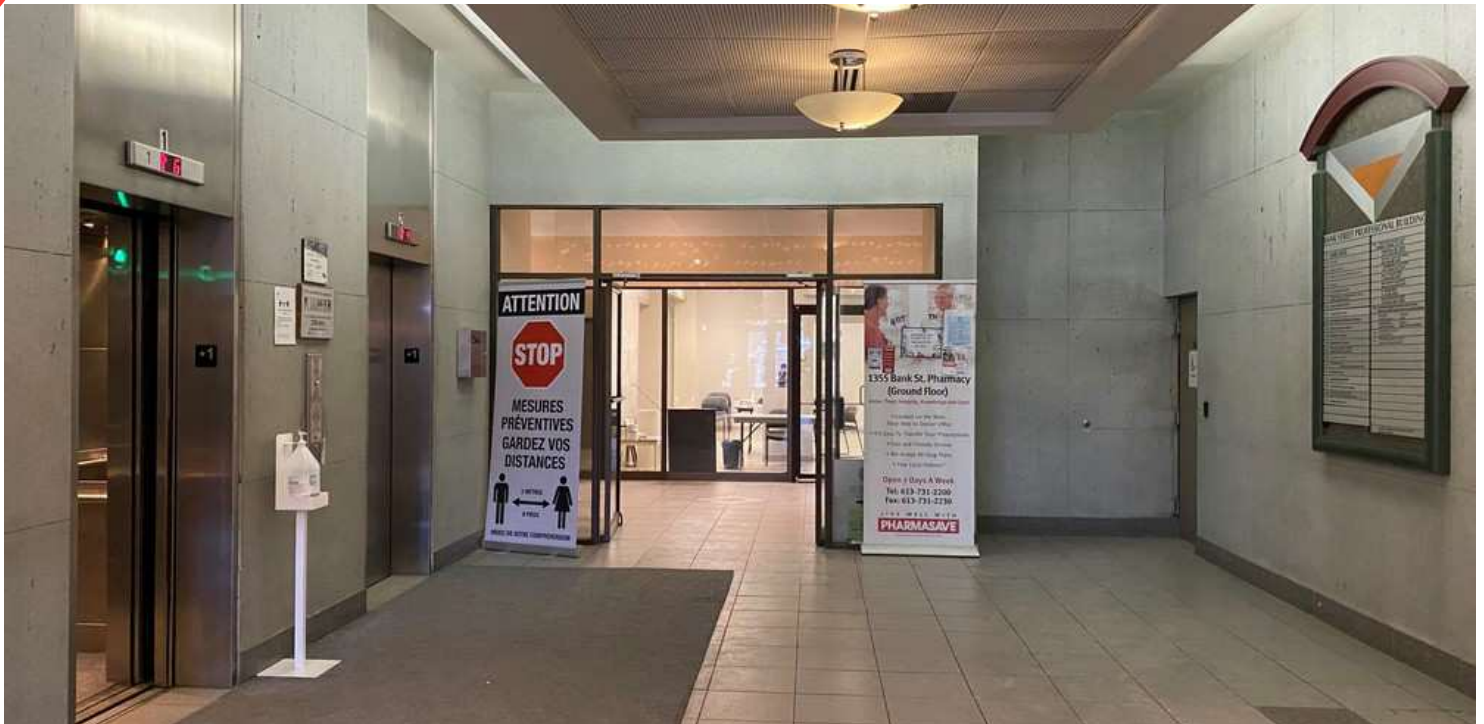


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92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF (retail):	923 - 4,541 SF
Lease Rate (retail):	\$20.00 SF/yr (NNN)
Available SF (office):	1,539 - 5,552 SF
Lease Rate (office):	\$14.00 SF/yr (NNN)
Additional Rent:	approx. \$18.40 PSF

PROPERTY OVERVIEW

Office and retail suites available for lease in Old Ottawa South off of Bank Street and Riverside Drive. Bright and spacious office spaces suitable for a wide range of professionals looking for a convenient location for their business. Many amenities within minutes including Billings Bridge Shopping Centre, Riverside Hospital, and the Rideau River. Easy access to HWY 417 and access to public transit.

PROPERTY HIGHLIGHTS

- Parking ratio 2 : 1,000 SF (with potential for additional spaces)
- Surface and underground parking available at additional cost
- Visitor parking available
- Elevator access
- Onsite cafe
- Utilities included

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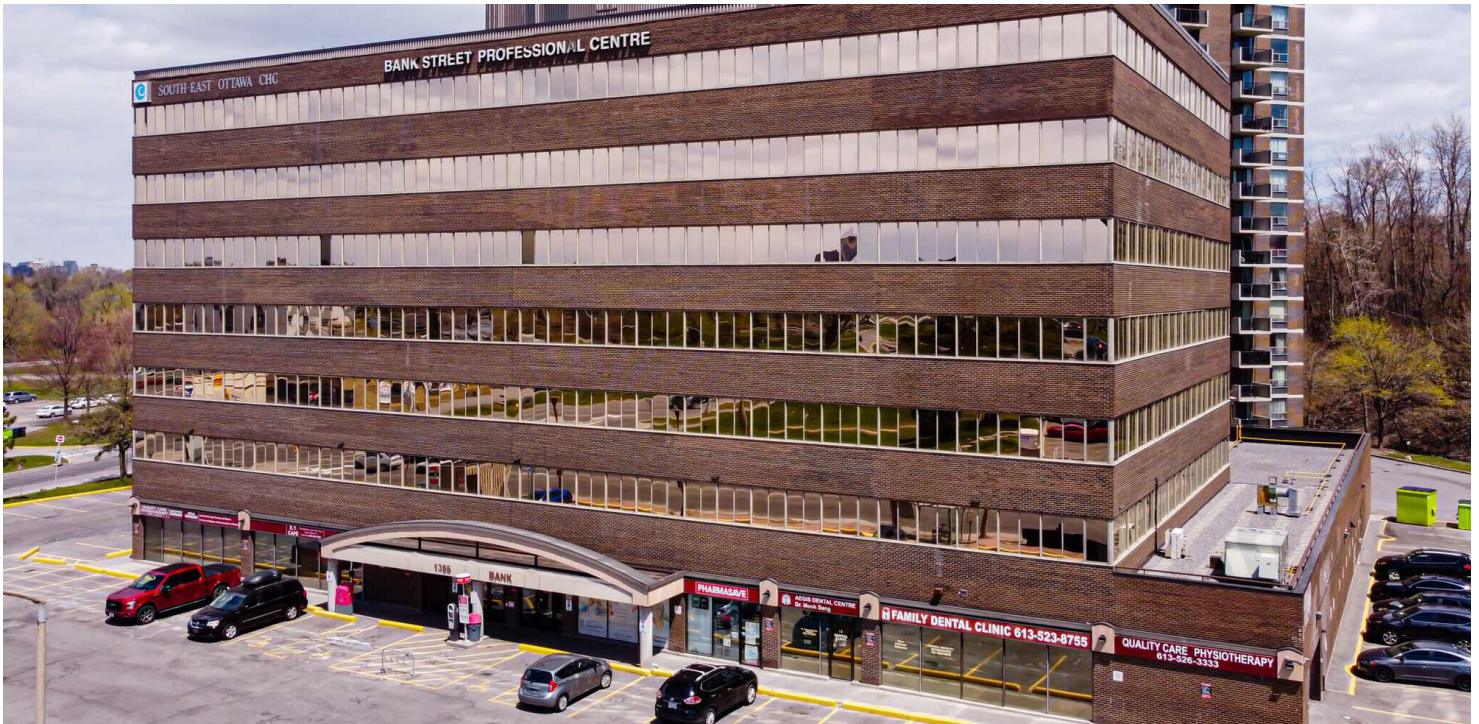
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Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101 (retail)	Available	4,541 SF	NNN	\$20.00 SF/yr	Additional Rent approx. \$18.40 PSF + HST
Suite 105 (retail)	Available	923 SF	NNN	\$20.00 SF/yr	Additional Rent approx. \$18.40 PSF + HST.
Suite 209 (office)	Available	1,539 SF	NNN	\$14.00 SF/yr	Additional Rent approx. \$18.40 PSF + HST.
Suite 302 (office)	Available	5,552 SF	NNN	\$14.00 SF/yr	Additional Rent approx. \$18.40 PSF + HST
Suite 400 (office)	Available	1,827 SF	NNN	\$14.00 SF/yr	Additional Rent approx. \$18.40 PSF + HST

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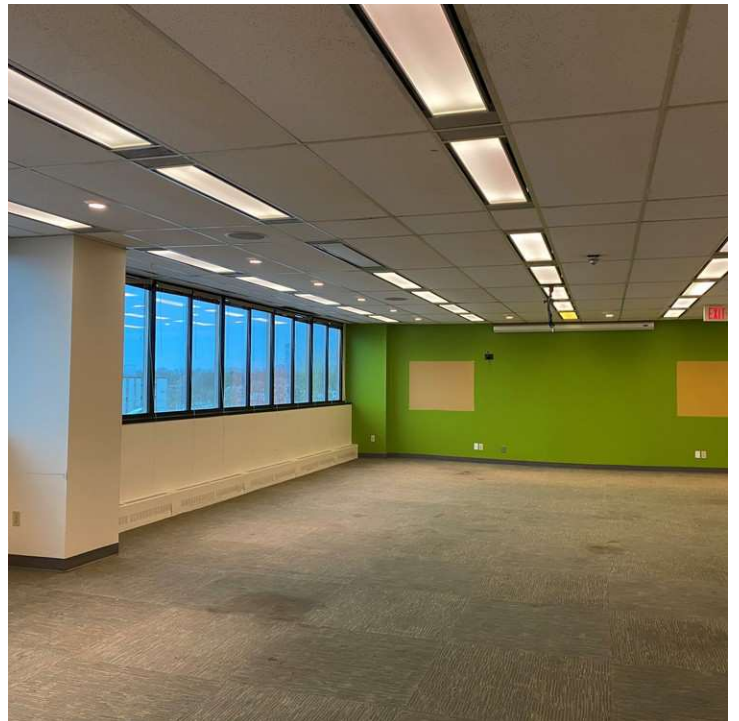
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Additional Photos



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Retailer Map



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