



For Lease: 8,071 SF of Prime Retail Space

# 203 Catherine Street

Ottawa, Ontario

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**Lennard:**

# 203 Catherine Street

Located on Catherine Street near Bank Street



Available Space  
8,071 SF



Parking  
Up to six spaces available



Availability  
Immediate



Zoning  
CM1[1895] H(83)  
Minor Corridor Zone 1



Net Rent  
\$28.00 PSF

TMI  
\$4.43 PSF

## Property Highlights

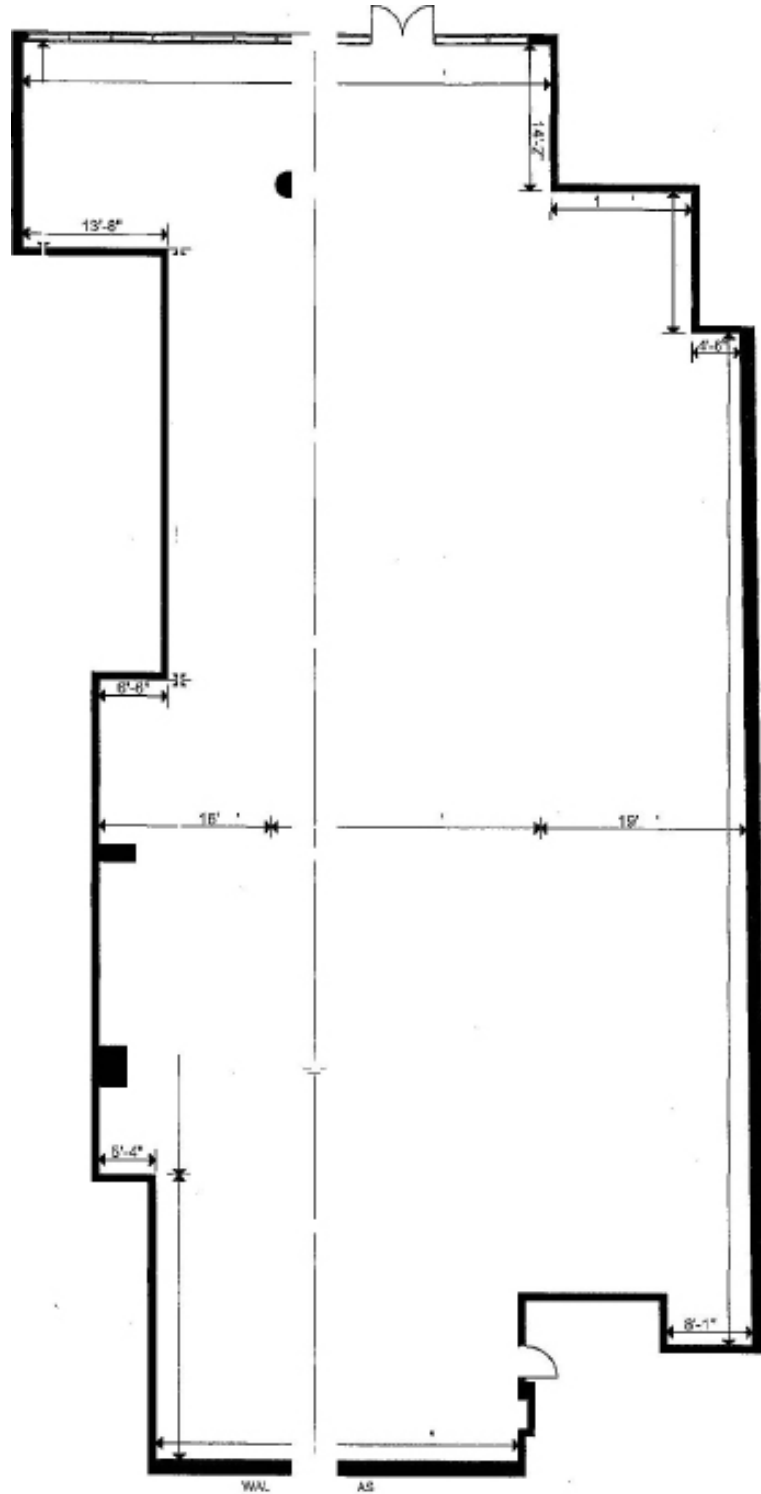
- 8,071 SF of prime retail space for lease in the heart of Centretown
- Located at the base of the highly sought after 20 storey SoBa residential tower
- Easily accessible from Highway 417 and only minutes from the Glebe, Byward Market, The Financial District and Parliament
- 20 FT high ceilings with large windows, with excellent visibility onto Catherine Street
- Average daily vehicle traffic count of 20,000+



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Unit Floor Plan

Unit Size: 8,071 SF



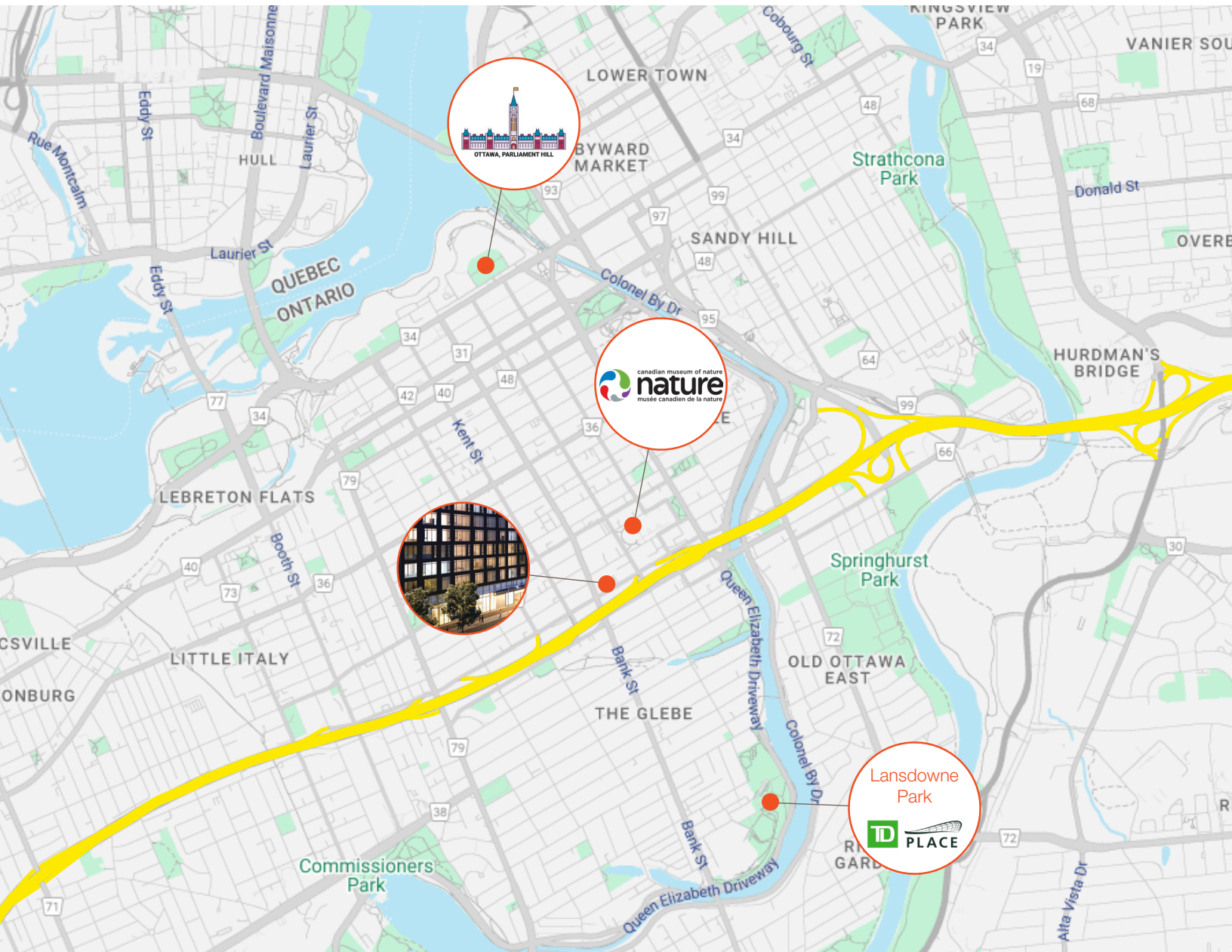
# 203 Catherine Street

Photos



# 203 Catherine Street

## Location Map



Daytime Population - 1 KM  
**33,766**



Traffic Count  
**20,454 vehicles per day**

**Lennard:**



Museum of Nature  
**700 M**  
Parliament of Canada  
**1.9 KM**  
Lansdowne Park  
**2.1 KM**  
Rideau Canal  
**3.0 KM**

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