

**UNIT 101 - 179
GEORGE STREET**

OTTAWA, ON, K1N 1J8

RETAIL FOR LEASE

EXECUTIVE SUMMARY

179 GEORGE STREET - UNIT 101

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OFFERING SUMMARY

AVAILABLE SF:	1,436 SF
LEASE RATE:	\$25.00 SF/yr (NNN)
ADDITIONAL RENT:	approx. \$13.00 SF/yr
ZONING:	N6B[246] S76
PARKING:	On-street

PROPERTY OVERVIEW

Unit 101 at 179 George Street offers an exceptional opportunity to lease approximately 1,436 square feet of prominent street-level retail space at the highly visible corner of George Street and Cumberland Street, in the heart of the renowned ByWard Market.

Designed to maximize exposure, the unit features extensive floor-to-ceiling storefront glazing on two street frontages, abundant natural light, excellent signage opportunities, and a flexible open-concept layout capable of accommodating a wide variety of commercial uses.

Whether you're establishing a flagship retail store, boutique, professional office, medical or wellness clinic, specialty food operator, or service-based business, this location offers the visibility, accessibility, and prestige to support long-term success.

PROPERTY HIGHLIGHTS

- Street retail in mixed use high-rise building
- Large wrap-around storefront windows allow for exceptional natural light
- Contemporary exterior finishes
- Air conditioned
- 8' Ceiling height clearance
- Fully sprinklered building
- Utilities extra

ADDITIONAL PHOTOS

179 GEORGE STREET - UNIT 101

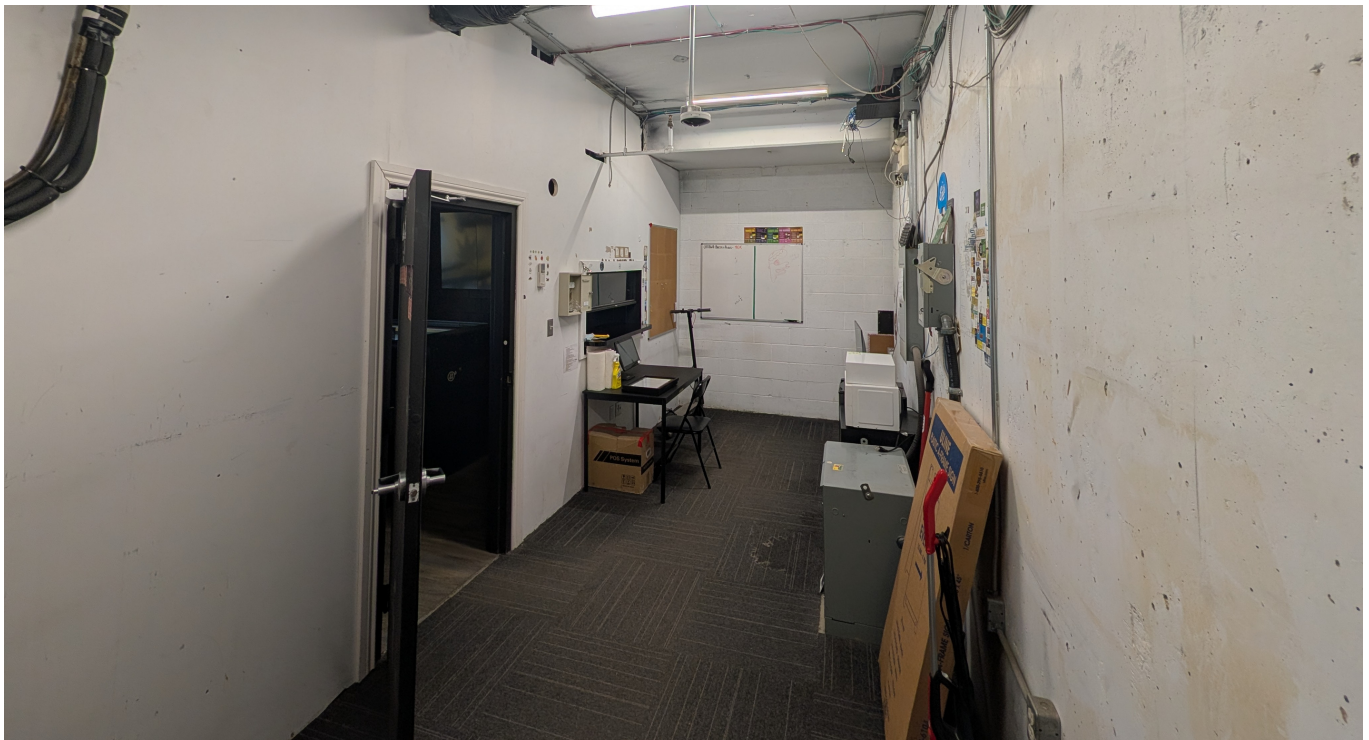
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ADDITIONAL PHOTOS

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RETAILER MAP

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WITHIN WALKING DISTANCE

- Metro
- LCBO
- Happy Goat Coffee
- National Bank
- Bank of Montreal
- Petro Canada
- Loblaw's
- Giant Tiger
- Scotiabank
- Joey Rideau
- McDonalds
- LAndaz Hotel
- TD Bank
- Les Suites Hotel
- Hotel Germain
- Zack's Diner
- The Rideau Center
- CIBC
- EQ3 Furniture
- The Westin

THANK YOU



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We would love to tour the property and discuss a leasing opportunity.

Please contact one of the following representatives, and we can get started!

CONTACT

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