

FOR LEASE

700

SUSSEX DRIVE

OTTAWA, ONTARIO

CBRE

For Lease
Retail Space
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SUSSEX DRIVE


Centrally located in Ottawa's Byward Market, this second floor unit is perfect for a wide variety of users. This impressive, light-filled unit, formerly a training center, is now available for lease! Easily accessible by stairs, elevator or escalator, this space boasts a warm reception area, a stylish kitchenette, and an abundance of natural light. Ideal for offices, conferences, or educational purposes, this versatile space is ready to be transformed to meet your specific needs. Event planners and food users will also love this space. You employees will love working here.

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 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.


PROPERTY OVERVIEW

ADDRESS	Unit 200- 700 Sussex Dr, Ottawa, ON
TOTAL RENTABLE SF	8,800 SF
RENT	\$20 / psf.
ADDITIONAL RENT	\$26.32 / psf.


ACCESS AND AMENITIES




CF RIDEAU
CENTRE



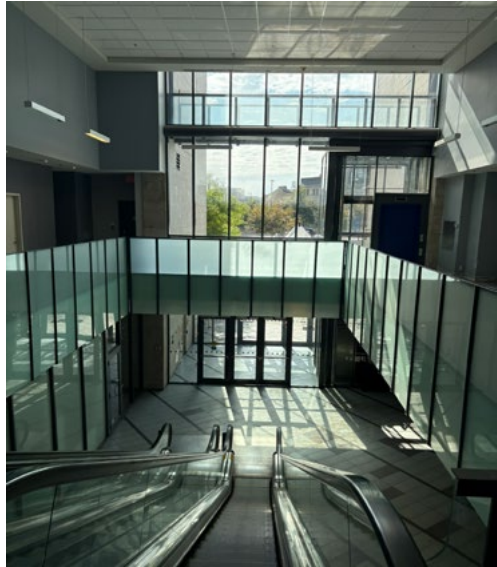
BYWARD
MARKET



RIDEAU
CANAL



FAIRMONT
CHATEAU LAURIER





BAYVIEW STATION

PIMISI STATION

LYON STATION

PARLIAMENT STATION

700 SUSSEX DRIVE

UOTTAWA STATION

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

SUPREME COURT

MUSEUM OF CIVILIZATION

CENTRAL BUSINESS DISTRICT

PARLIAMENT HILL

NATIONAL GALLERY OF CANADA

CHATEAU LAURIER

AMERICAN EMBASSY

NATIONAL ARTS CENTRE

CONFERENCE CENTRE

BYWARD MARKET

CITY HALL

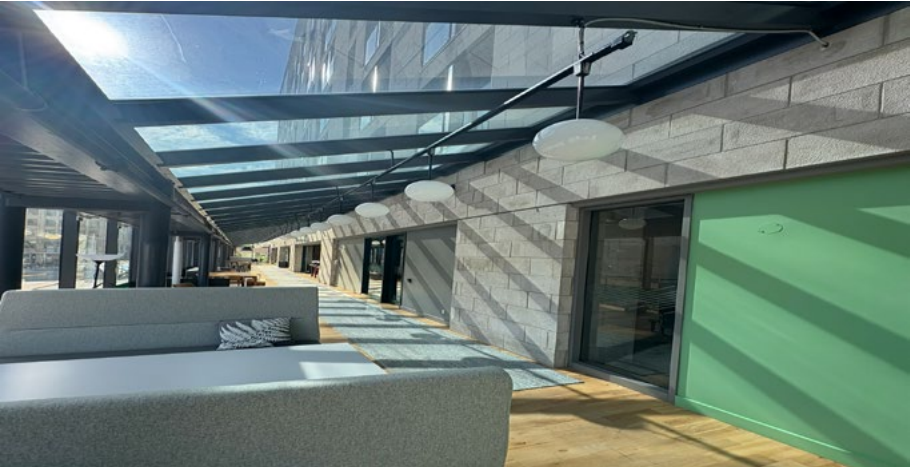
RIDEAU CENTRE

RIDEAU STATION

UNIVERSITY OF OTTAWA

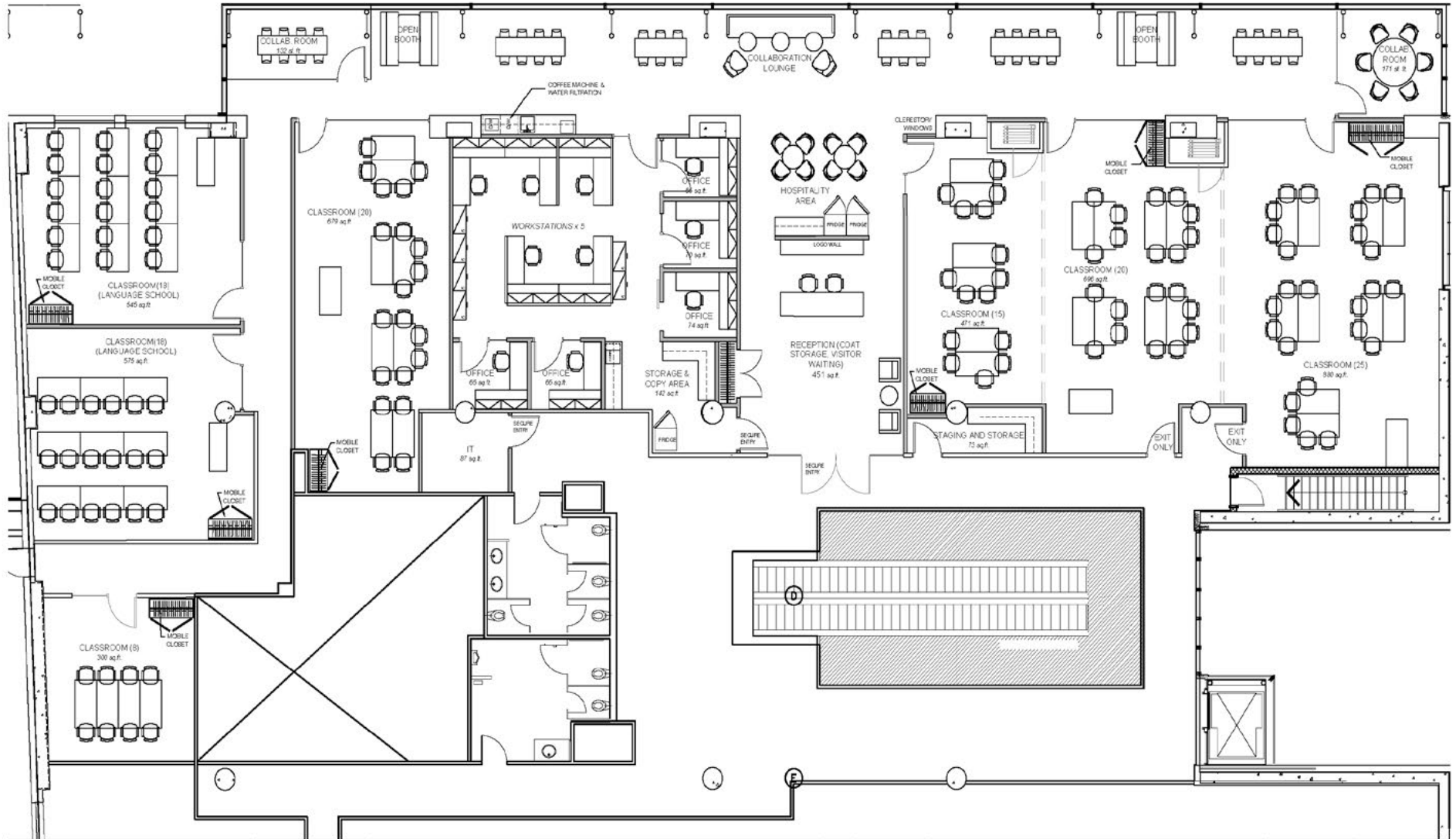
RETAILERS ALONG RIDEAU STREET

INTERIOR PHOTOS



FLOOR PLAN

SECOND FLOOR



Architecture and Interior Design

seal

PROVENCHER_ROY

PROVENCHER ROY INTERIOR DESIGN INC. | 613 886.6539

project
CLARIDGE HOMES
ALGONQUIN COLLEGE EXECUTIVE TRAINING
 drawing title
PRELIMINARY SPACE PLAN

project number 190135	date 2019-04-26
scale 1/16" = 1'-0"	reference 000
drawn by	drawing number



700

SUSSEX DRIVE

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