DISTRICT REALTY
CORPORATION, BROKERAGE

Retail Space **FOR LEASE**

203 Bank Street, Ottawa

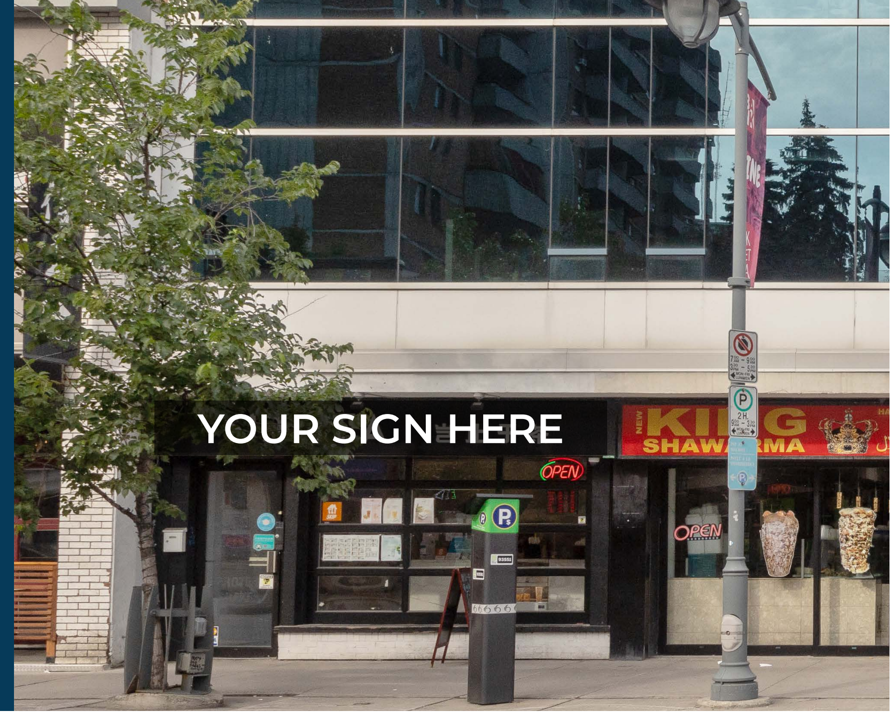
Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

203 Bank Street
Ottawa

Price
$25.00/sf

OPC
$15.50/sf



Salient Facts Property

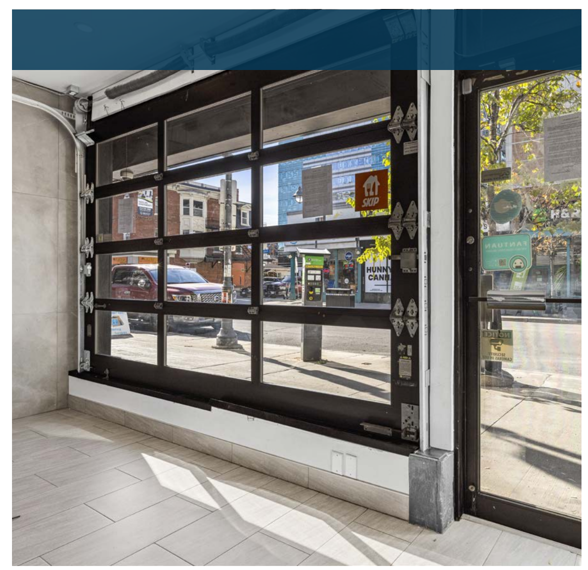
Unit 1,840 sf

Zoning H1 H(30) - Hub Zone 1

• High Ceiling & large display windows

• Currently fit for a tea shop with ventilation in place

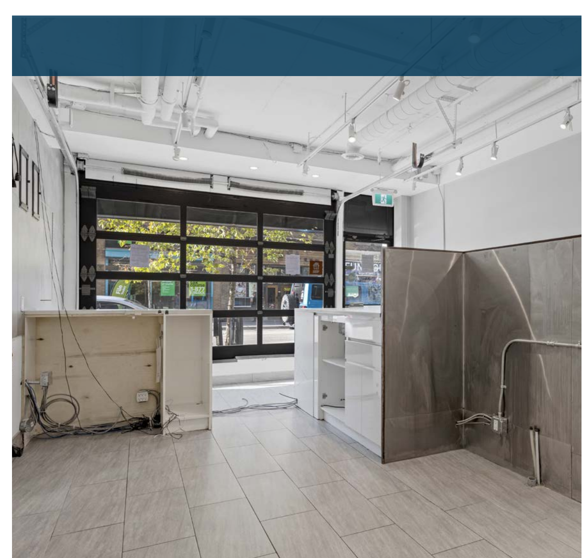
• Suitable for restaurant, personal services, and a variety of retail concepts



Prime Retail Space for Lease

Exceptional retail opportunity in the heart of downtown Ottawa, offering 19 feet of frontage along Bank Street, a prominent north-south commercial corridor with strong pedestrian and vehicle traffic.

Currently fitted as a tea shop, the space is well suited to quick-service restaurants, cafés, specialty food operators, or a variety of retail concepts. Located minutes from Parliament Hill and surrounded by a dense downtown population, the property provides excellent visibility and access to a broad customer base.



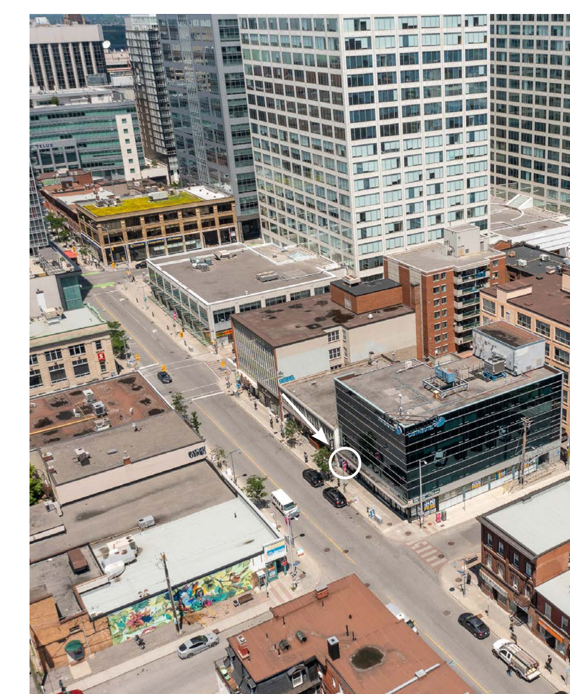
Highlights

• Prominent Bank Street frontage with strong visibility and steady pedestrian traffic

• Convenient access to Highway 417 and Ottawa's downtown core

• Excellent public transit connectivity, with nearby bus routes and Parliament LRT Station within walking distance

Position your business along one of downtown Ottawa's most active and established commercial corridors!



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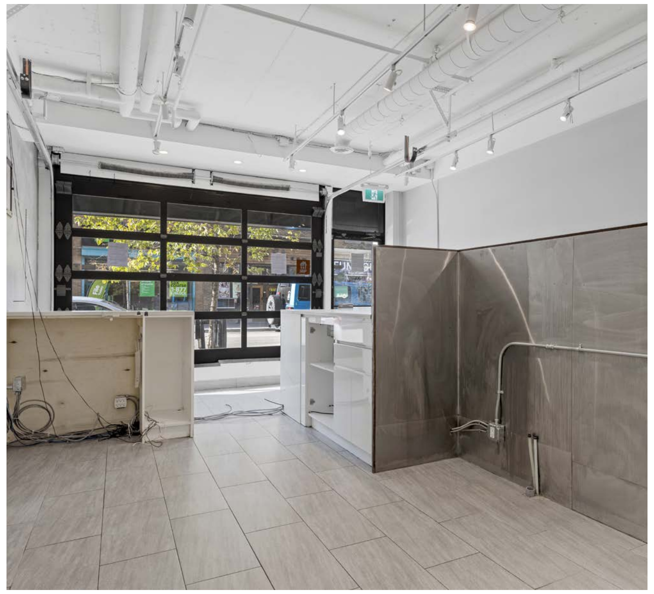

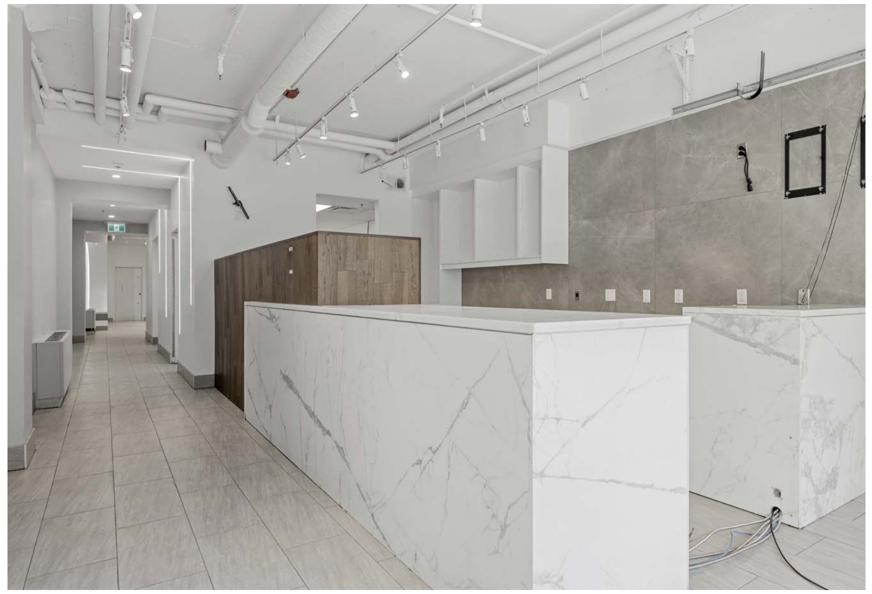

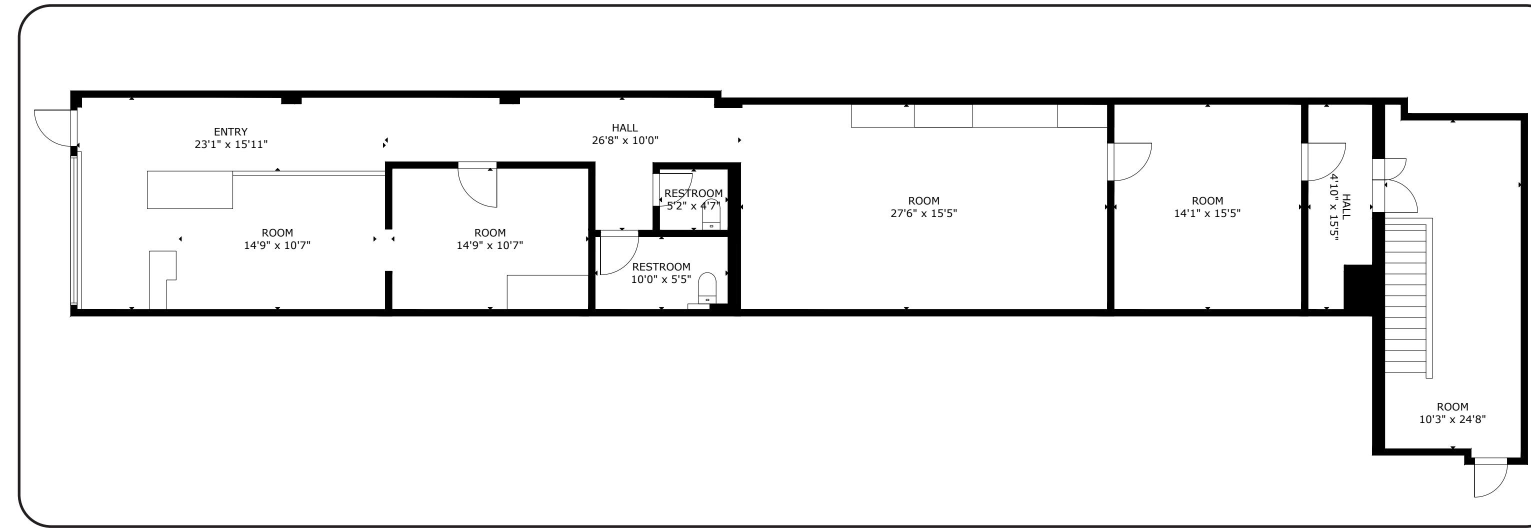

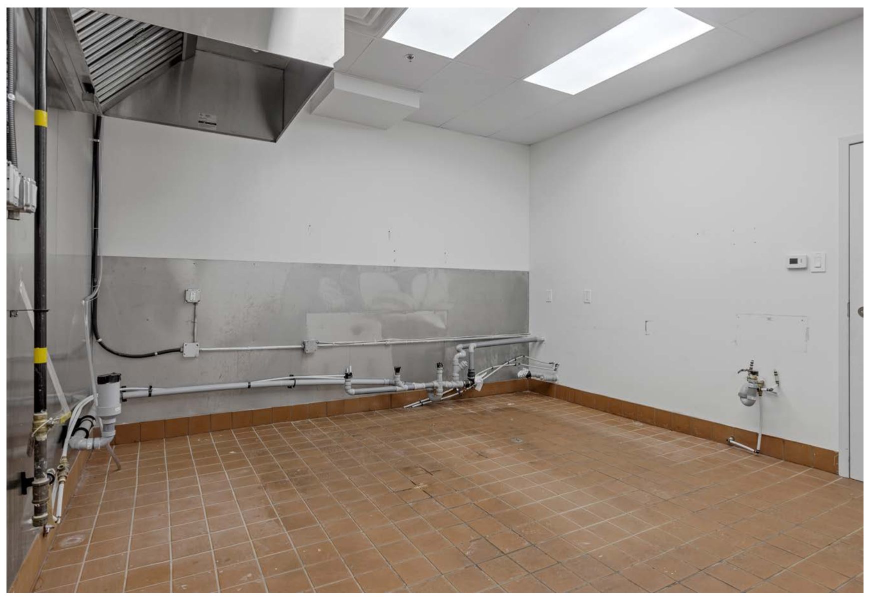

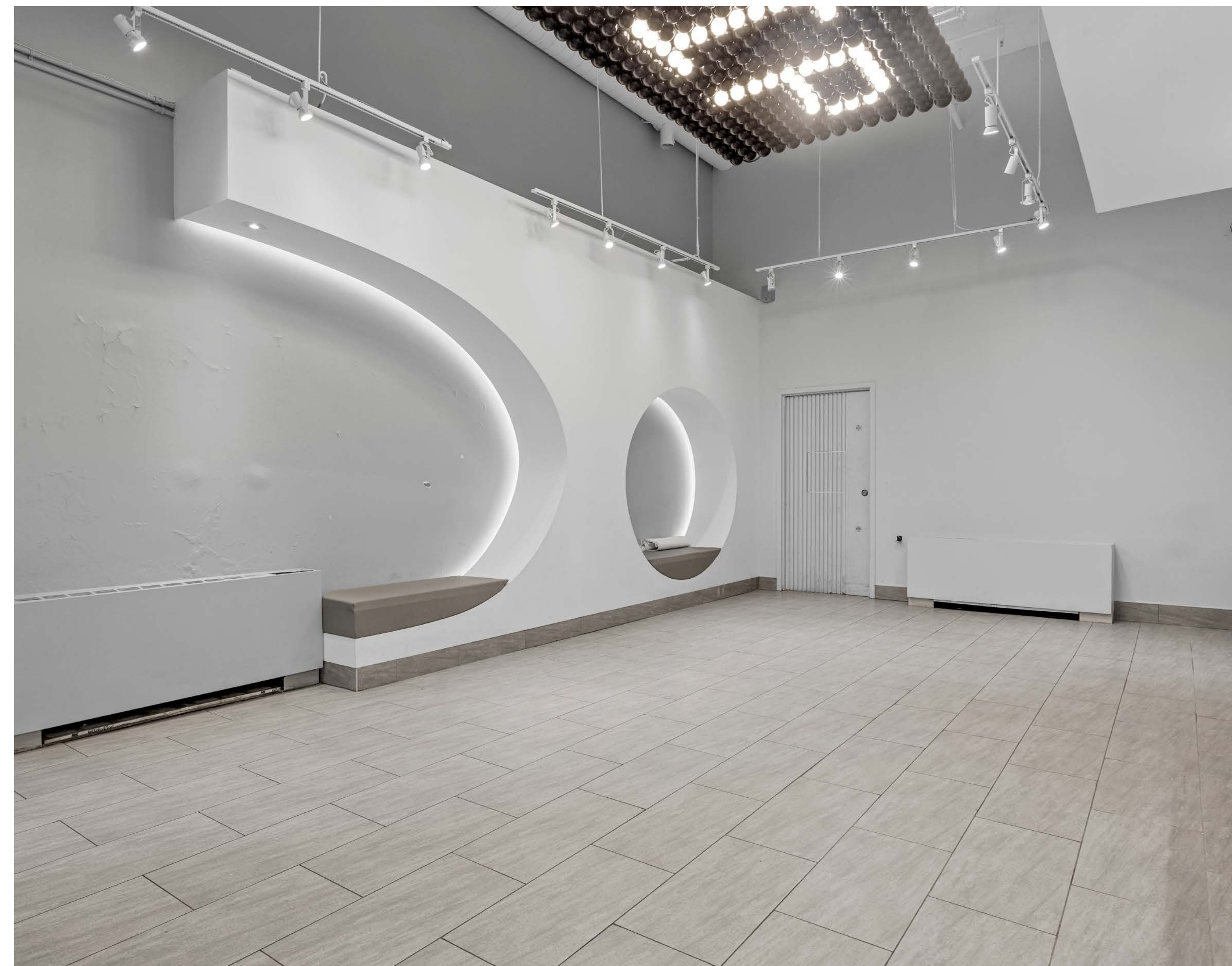

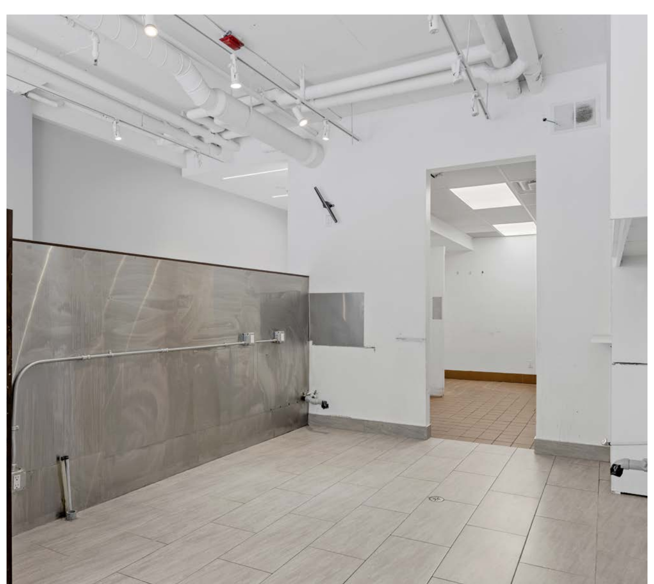

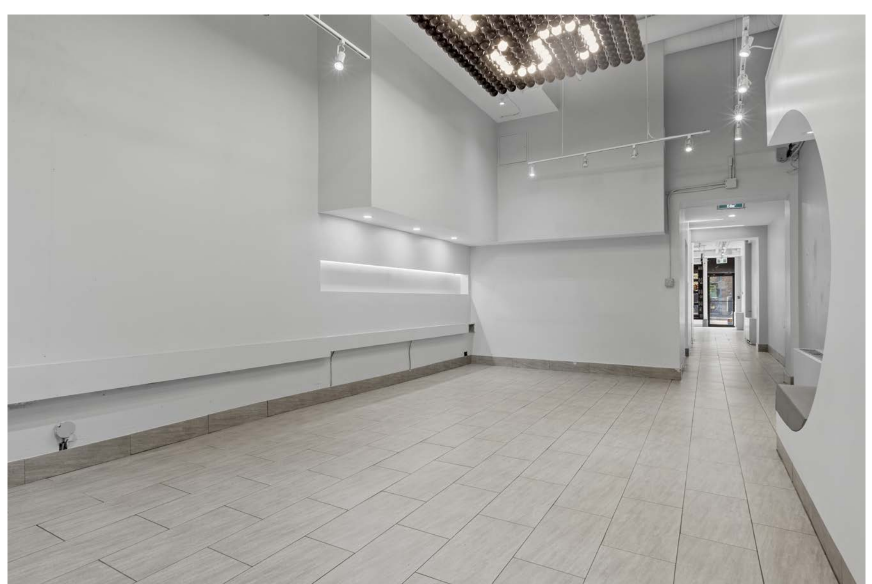

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CoStar Demographics (2026)

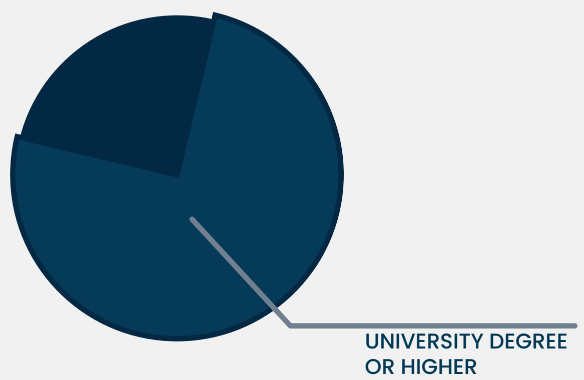
Demographic Data

The surrounding downtown population is young, highly educated, and professionally employed, creating a strong customer base for cafés, quick-service restaurants, specialty retailers, and service-oriented businesses. A large concentration of working-age residents, office employees, students, and visitors supports steady demand throughout the day and into the evening.

The area continues to experience significant population and household growth, bringing more potential customers within walking distance of the property. A high proportion of smaller households and single residents further supports frequent spending on prepared food, convenient services, and everyday retail, making this a compelling location for businesses seeking an active urban market.

Educational Attainment

Over 72% of residents hold a University Degree or higher within a 3 km radius.



Income Levels

With 35% earning under $40,000, the range of average household incomes is:

$59K

TO $91,364K

Labor Force Participation

69%

within a 5 km radus, a highly active working demographic with most employed in government, education, business & finance, and sales & services.

Household Characteristics

One or two-person households dominate making up 83%, with household growth expected to reach

23%
BY 2033

Over 16,650 new households are expected by 2033 - sustained demand that supports long term leasing stability.

Population Growth

The population within a 3 km radius is projected to reach 287,737 by 2033.

18.96%
GROWTH
BY 2033

Age Distribution

Centretown is anchored by a distinctly professional-age population, with over 86% of residents under 65. This active, working-age customer base supports consistent demand for dining, convenience, personal services, and everyday retail.

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