



**RETAIL SPACE FOR LEASE**

BYWARD MARKET

**453**

**SUSSEX DR**  
OTTAWA, ONTARIO



**INSIDE EDGE**  
PROPERTIES  
BROKERAGE

FOR INQUIRIES, PLEASE CONTACT:  
[LEASING@IEPROPERTIES.COM](mailto:LEASING@IEPROPERTIES.COM)

613.226.9902



453 SUSSEX DR

**1,930** SQ.FT.  
RETAIL SPACE FOR LEASE

|                        |                |
|------------------------|----------------|
| SEMI-GROSS RENT .....  | \$50.00 PSF    |
| ADDITIONAL COSTS ..... | UTILITIES      |
| AVAILABILITY .....     | IMMEDIATE      |
| PARKING .....          | STREET PARKING |



PREMIER SHOPPING DISTRICT



3 LARGE DISPLAY WINDOWS



PATIO OPPORTUNITY



APPROX 40' FRONTAGE ON SUSSEX DRIVE



PEDESTRIAN TRAFFIC 9,000/DAY



VEHICULAR TRAFFIC 20,000/DAY



NEAR BUS/LRT PUBLIC PARKING

## HIGH-TRAFFIC RETAIL

Located along Sussex Drive between Clarence Street and Murray Street in the busy ByWard Market, this location offers exceptional visibility, high foot traffic and quick access to the new light-rail transit system. Surrounded by numerous nearby attractions, including the Rideau Centre, the National Art Gallery and Major's Hill Park, it is a prime retail location.

## LOCATION



### POINTS OF INTEREST

- 1 National Gallery of Canada
- 2 Notre-Dame Cathedral Basilica
- 3 Embassy of the United States
- 4 Major's Hill Park
- 5 Revenue Canada Agency
- 6 Fairmont Château Laurier
- 7 The Ottawa Sign (tourist attraction)
- 8 Rideau Centre



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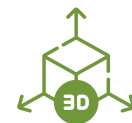


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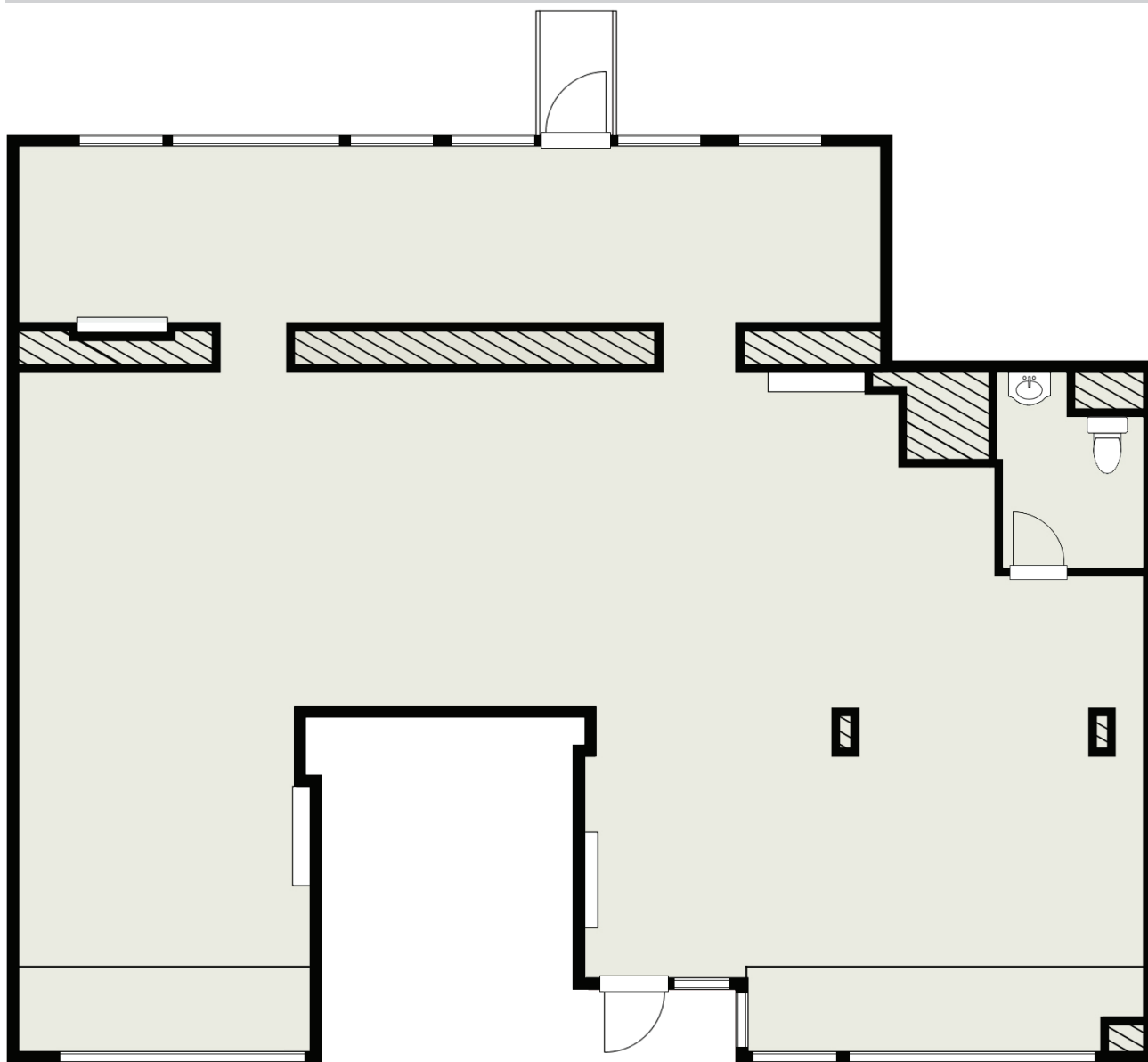
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# FLOORPLAN



[CLICK TO VIEW VR TOUR](#)



40 FT.  
FRONTAGE ON SUSSEX DRIVE



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