



RETAIL SPACE FOR LEASE

Price: \$50.00/sf
SEMI GROSS

AVAILABILITY

Ground Floor - 1,325 sf
(Available Summer 2019)

Emeh Essien, Leasing Manager
District Realty

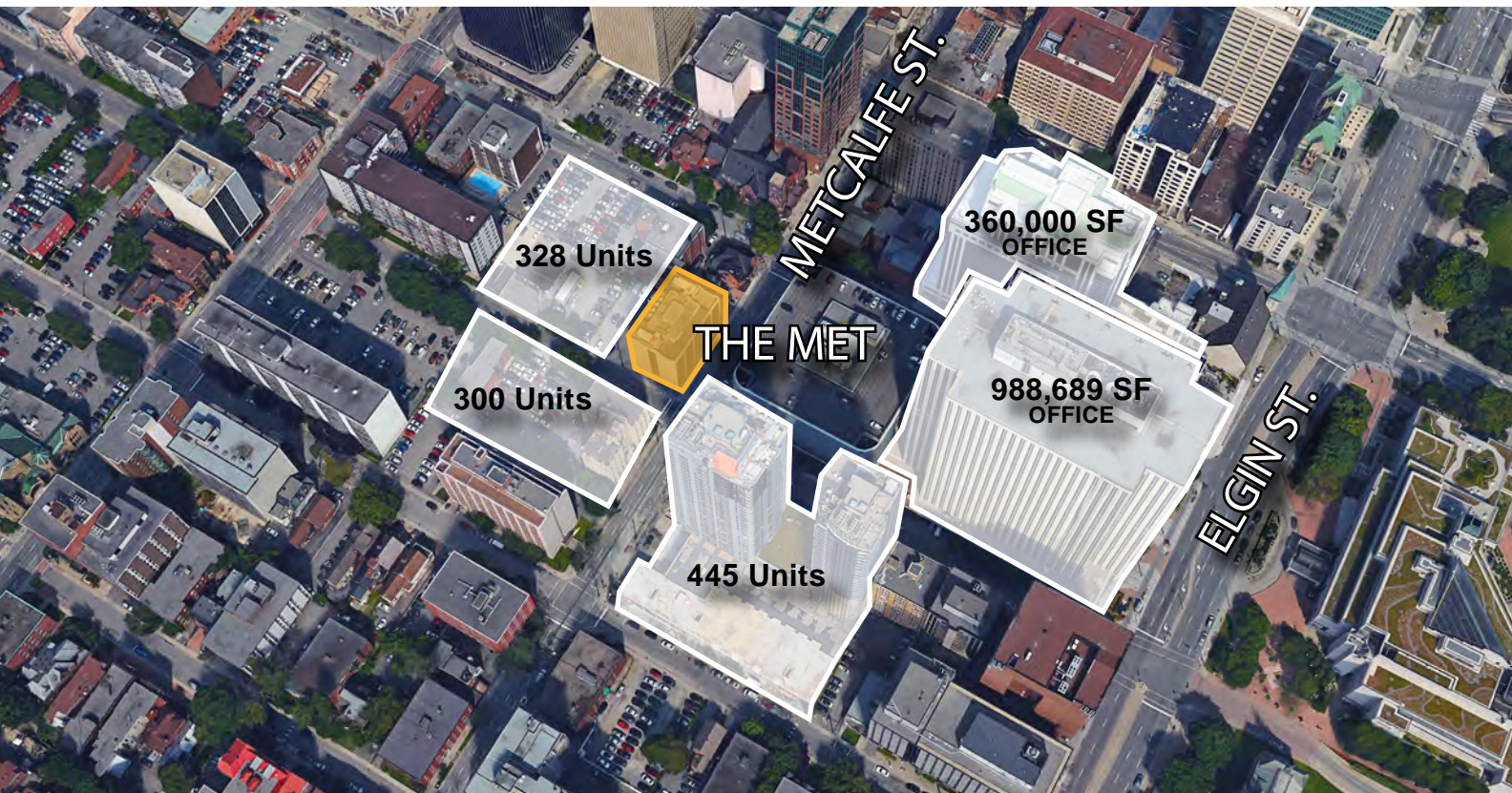
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Prime, corner retail space located at the intersection of Metcalfe and Nepean Street in Centretown, surrounded by high density residential buildings and commercial offices.

This former office building has been gutted and is in the process of being converted into 60 upscale apartment units tailored to young professionals who enjoy the downtown lifestyle.

Be a part of the action in downtown Ottawa!

With an outdoor patio for use during fair weather seasons, this location is ideal for cafe style use. Tenant inducement available.



HIGHLIGHTS

- Surrounded by high density offices, apartment buildings and condominiums
- Corner retail unit with building signage in rapidly developing Centretown area
- Ground floor of a newly resurfaced, upscale apartment building
- Glass front allows for maximum visibility and beautiful natural light
- Walking distance to Parliament Hill and the University of Ottawa
- Close to Highway 417 and all major transit routes, including service to Gatineau

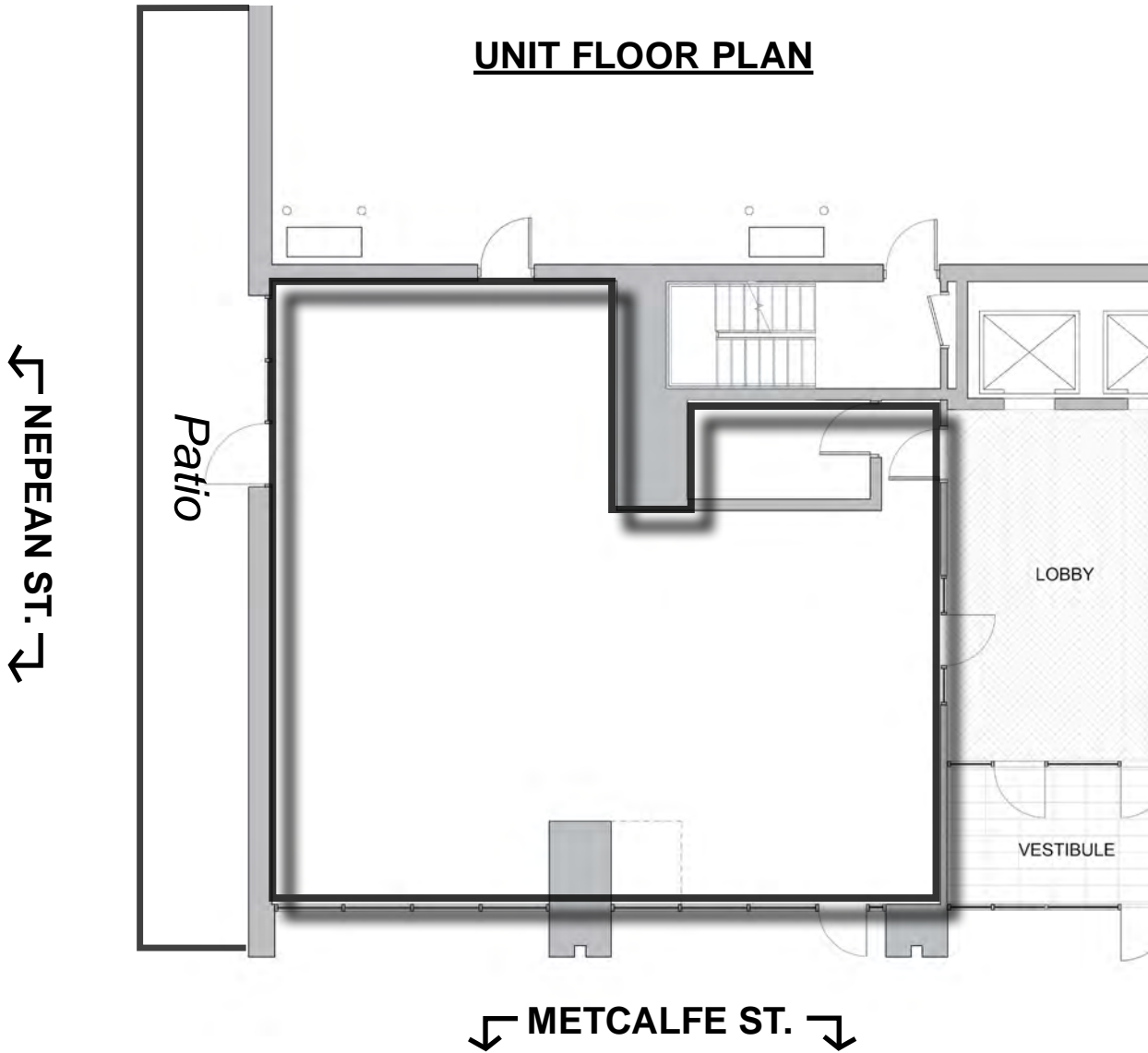
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* project due to be completed Summer of 2019



UNIT FLOOR PLAN



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