



OFFICE SPACE FOR LEASE

BYWARD MARKET

453

SUSSEX DR

3rd FLOOR
OTTAWA, ONTARIO



FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM

613.226.9902



INSIDE EDGE
PROPERTIES
BROKERAGE

453 SUSSEX DR



1,462 SQ.FT.
OFFICE SPACE FOR LEASE

SEMI-GROSS RENT \$30/sq.ft.

ADDITIONAL COSTS UTILITIES & JANITORIAL

AVAILABILITY IMMEDIATE



HERITAGE BUILDING



VARIETY OF RESTAURANTS



LARGE WINDOWS



EXPOSED STONE WALLS



VARIETY OF RETAIL



NEAR BUS/LRT PUBLIC PARKING



BASE BUILDING CONDITION

TRENDY OFFICE SPACE

A unique opportunity for office space on prestigious Sussex Drive surrounded by the hip retailers and eclectic eateries of the ByWard Market. This 3rd floor office space with exposed stone walls and windows facing both Sussex Drive and the Tin House Courtyard captures the charm of the heritage building.

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



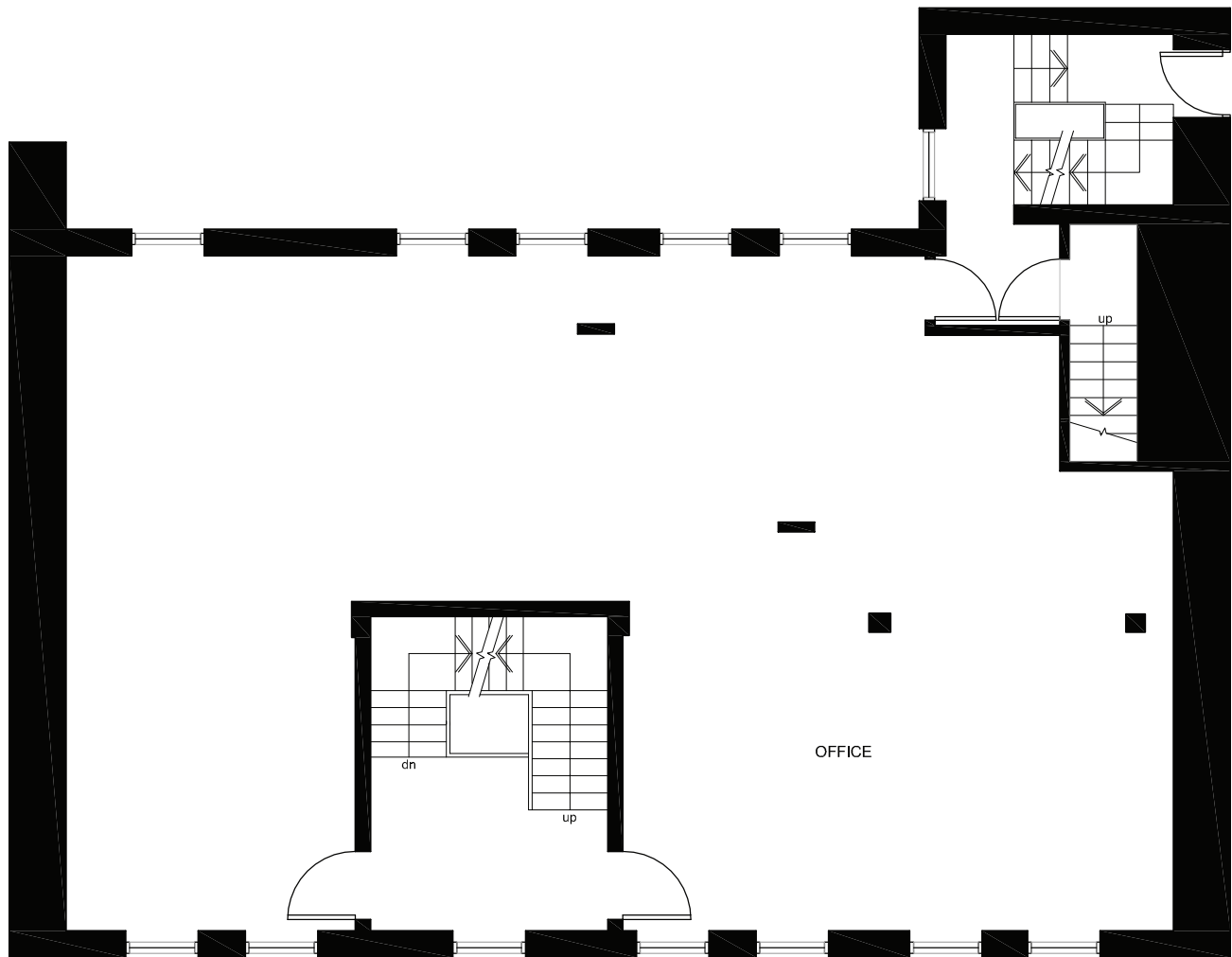
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FLOORPLAN



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