



Real Estate  
Brokerage

COMMERCIAL

224 Bank Street, Ottawa, Ontario

Retail Leasing Opportunity

2036 sq.ft high traffic area

FOR LEASE



**Broker**

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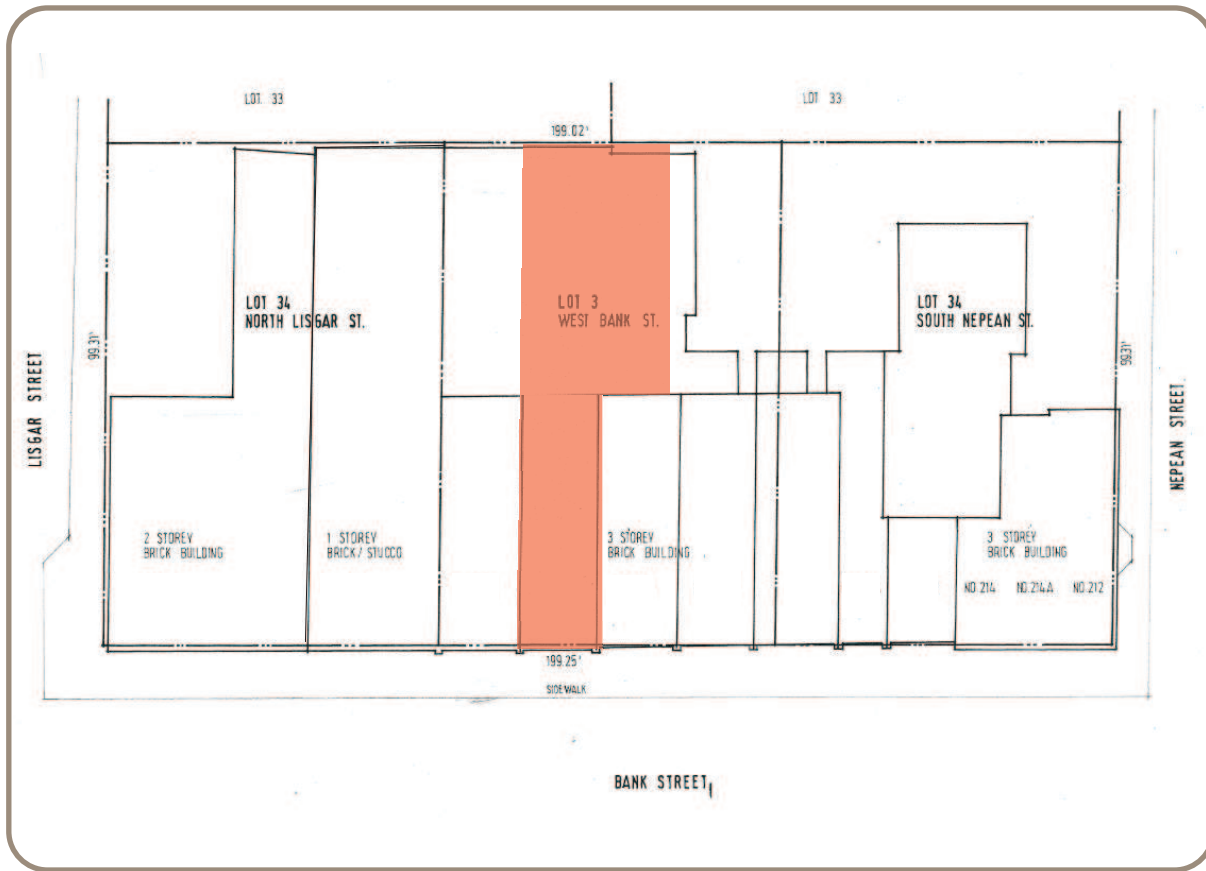


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SITE PLAN



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## **NEIGHBOURHOOD INFORMATION**

Centertown is marked by a mix of residential and commercial properties. Bank Street is considered Ottawa's main artery due largely to its vast commercial businesses. Side streets consist of a mix between single family homes and more recently residential condominium buildings. A construction boom began in the late nineties (and which, as of early 2007) significantly increased the number of condominiums and other residential and commercial high-rise buildings north of Cooper Street.

Landmarks include the Canadian Museum of Nature, Dundonald Park, Jack Purcell Park, the Ottawa Curling Club and the Ottawa bus terminal.

Being walking distance to the downtown business core and many shops, restaurants and activities, Centretown is fast becoming a popular place for urban professionals to reside.

Twentysomethings represent 28% of the population of Downtown, the highest such concentration in Ottawa.

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**DEMOGRAPHICS: Population**

City of Ottawa, Sub-Area Household and Population Estimates, 2006-Mid-2007

Sub Area	Year End 2006						Mid-Year End 2007					
	Sing	Semi	Row	Apt	Total	Pop	Sing	Semi	Row	Apt	Total	Pop
Central Area	45	26	79	5,380	5,530	9,404	44	26	79	5,380	5,529	9,383
<b>Inner Area</b>	<b>6,842</b>	<b>2,477</b>	<b>3,568</b>	<b>31,301</b>	<b>44,188</b>	<b>86,602</b>	<b>6,843</b>	<b>2,479</b>	<b>3,575</b>	<b>31,511</b>	<b>44,408</b>	<b>86,772</b>
Ottawa East	5,287	1,401	3,679	14,519	24,886	52,477	5,286	1,395	3,721	14,520	24,922	52,406
Beacon Hill	4,306	965	3,501	5,053	13,825	32,271	4,304	965	3,505	5,053	13,827	32,128
Alta Vista	12,372	1,465	5,337	12,992	32,166	78,129	12,381	1,465	5,366	12,994	32,206	77,978
Hunt Club	8,531	1,197	10,457	5,323	25,508	66,748	8,569	1,197	10,500	5,324	25,590	66,734
Merivale	13,239	2,615	4,244	12,201	32,299	78,060	13,266	2,643	4,280	12,203	32,392	78,105
Ottawa West	7,417	1,547	1,103	9,195	19,262	41,459	7,415	1,554	1,108	9,316	19,393	41,685
Bayshore	4,179	967	2,376	10,275	17,797	40,215	4,183	971	2,376	10,275	17,805	40,137
Cedarview	8,151	1,067	6,141	2,825	18,184	48,698	8,150	1,067	6,152	2,825	18,194	48,557
Kanata Urban Centre	13,026	2,030	8,193	1,576	24,825	69,123	13,114	2,038	8,299	1,577	25,028	69,522
Stittsville	5,688	185	950	145	6,968	20,869	5,865	225	1,035	146	7,271	21,742
South Nepean Centre	10,918	1,917	6,860	847	20,542	57,498	11,144	1,921	7,078	883	21,026	58,737
South Gloucester Centre	1,618	375	1,002	0	2,995	7,656	1,653	403	1,030	0	3,086	7,958
Leitrim	383	140	134	2	659	1,959	433	170	163	2	768	2,303
Orléans Urban Centre	21,561	1,895	9,764	1,615	34,835	99,820	21,772	1,897	9,864	1,706	35,239	100,429
Rural Northeast	3,825	113	0	140	4,078	11,626	3,828	113	0	142	4,083	11,612
Rural Southeast	8,267	85	87	192	8,631	24,751	8,330	85	96	193	8,704	24,957
Rural Southwest	8,551	138	180	268	9,137	26,371	8,589	138	180	268	9,175	26,467
Rural Northwest	8,020	50	33	118	8,221	23,544	8,058	50	33	118	8,259	23,619
<b>City of Ottawa</b>	<b>152,226</b>	<b>20,655</b>	<b>67,688</b>	<b>113,964</b>	<b>354,533</b>	<b>877,281</b>	<b>153,227</b>	<b>20,802</b>	<b>68,440</b>	<b>114,433</b>	<b>356,902</b>	<b>881,231</b>

Note:

Based on post-censal estimate of population derived from the 2001 Census; all others are based on estimates of net new units, changes in rental vacancy rate and the decline in the persons per unit in existing dwellings.

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