



**Real Estate
Brokerage**

COMMERCIAL

301 Bank Street, Ottawa, Ontario

Retail Leasing Opportunity

2,575 sq. ft. High Traffic Area

FOR LEASE



Broker

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LOCATION! LOCATION! LOCATION!

Property Summary

- In the heart of the prime retail space, with a unique blend of urban, residential, business and ethnic diversity. East side of Bank Street just south of Somerset Street West in the Centretown neighbourhood.
- High density area both residential and office demographics
- A number of new high end condominium buildings over the last 10 years

Leasing Facts

Available Space: 2,575 square feet

Lease Rate: \$25 per sf - **very competitive rates (negotiable)**

Possession Info: Immediate

Operating Costs & Taxes: \$10.50 per sf

Zoning: TM traditional Main Street- Retail or Restaurant

Locator Map



Information furnished regarding this property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof. The same is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice.

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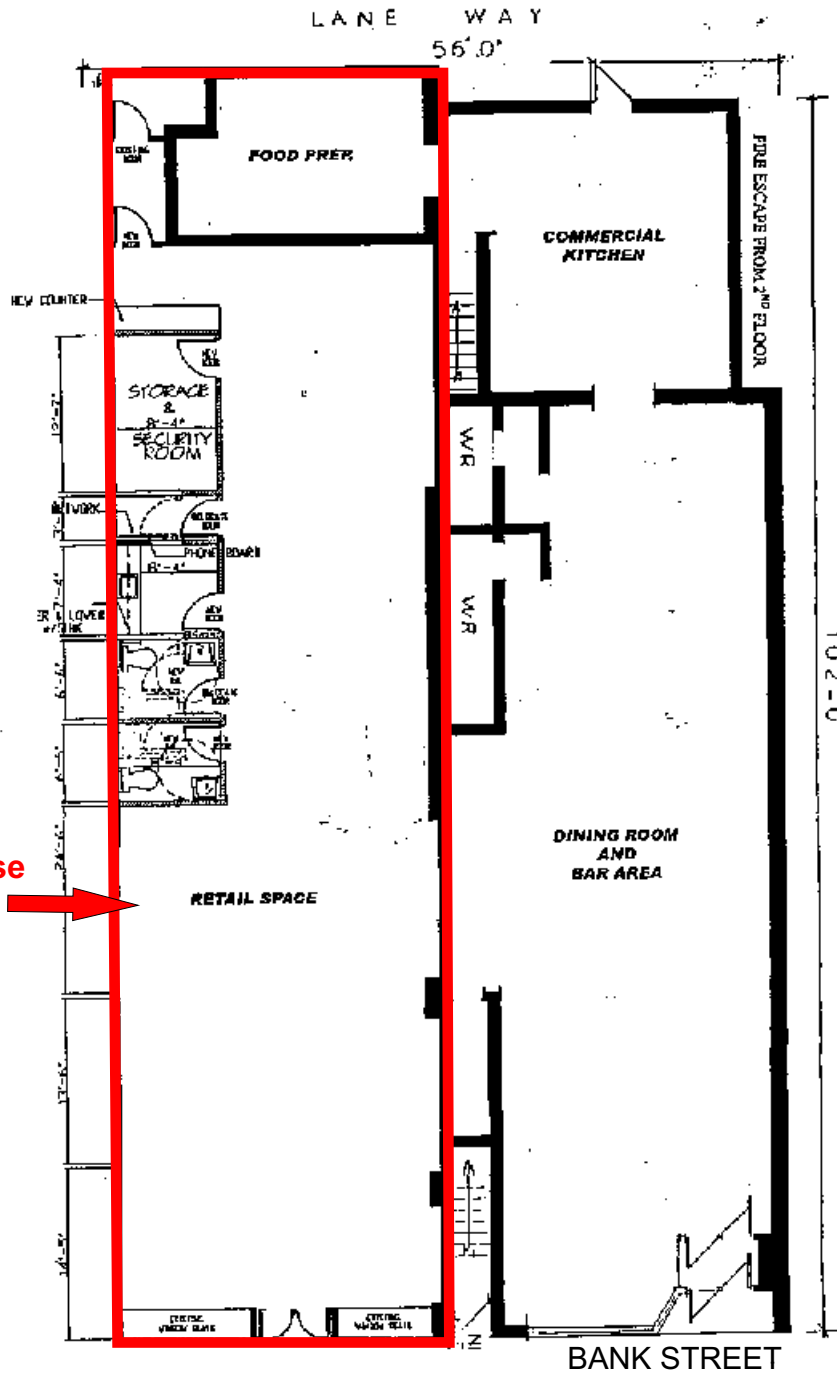


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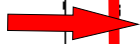
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SITE PLAN



Space for Lease
2,575 sq. ft.



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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 in the area.

Being walking distance to the downtown business core and many shops, restaurants and activities, Centertown 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.

Centertown is the area immediately south of downtown and is approximately six blocks south of the Parliament buildings. The boundaries of centrtown are Gloucester street to the north, Bronson Avenue to the west, the Rideau Canal to the east and the Queensway to the south. The neighbourhood is central and is proximate to major employment, recreational, shopping and accomodation amenities such as Parliament Hill, The Rideau Canal, Sparks Street Mall and the Byward Market.

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