FOR LEA

71 BANK STREET

Ottawa, ON K1P 5N2



613.880.4106 john@zinatirealty.com



Executive Summary



OFFERING SUMMARY

Available SF: (3rd Floor) 3,086 SF

Lease Rate: \$16.00 SF/yr (NNN)

Additional Rent: approx. \$13.35 PSF

PROPERTY OVERVIEW

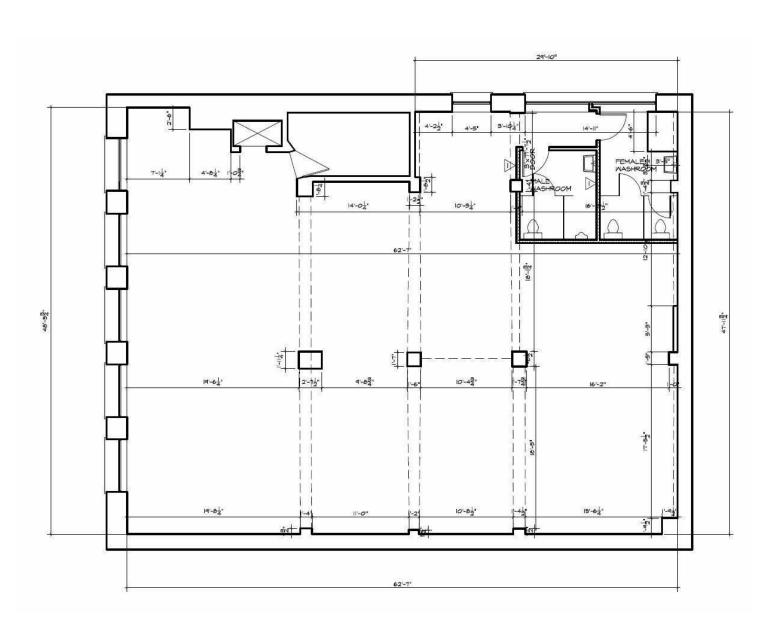
Excellent location in the heart of downtown Ottawa between Sparks and Queen Street. Building features include high ceilings, new elevators, and large windows offering plenty of natural light. The third floor (approx. 3,086 SF) features two (2) full change rooms, in-suite washrooms, and shower facility to benefit staff, ideal for a variety of office users. Neighbourhood is surrounded by many great amenities including restaurants/pubs, personal and professional services, and boutique style retailers. Don't miss this opportunity!

PROPERTY HIGHLIGHTS

- High pedestrian and vehicle traffic area
- Short walk to Parliament LRT staton (at Lyon and Queen)
- Minutes from Parliament, the National Arts Centre, Rideau Centre and just steps to Sparks Street
- Utilities included



Floor Plan - 3rd Floor









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Floor Plan - Layout Rendering





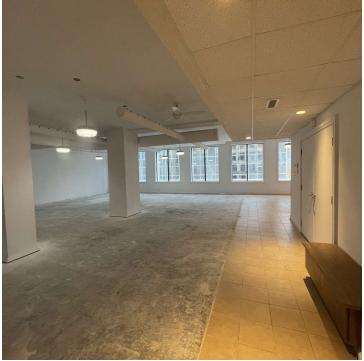


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Photos - 3rd Floor









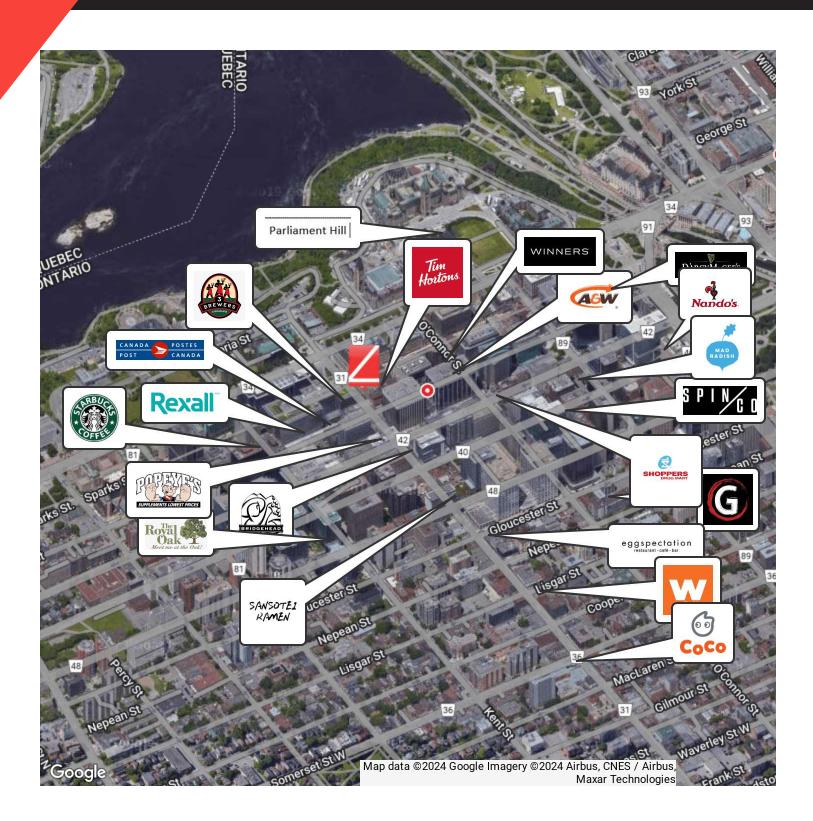
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Retailer Map



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