

FOR LEASE

71 BANK STREET

Ottawa, ON K1P 5N2



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92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF: (3rd Floor)	3,086 SF
Available SF: (4th Floor)	3,073 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Additional Rent:	approx. \$15.35 PSF

PROPERTY OVERVIEW

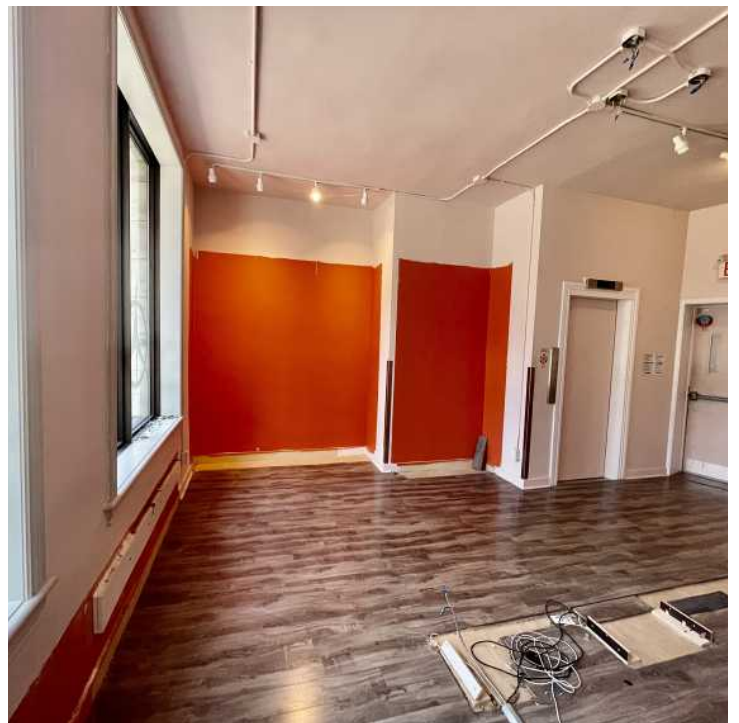
Excellent location in the heart of downtown Ottawa between Sparks and Queen Street. Building features include high ceilings, new elevators, large windows offering plenty of natural light, and unobstructed views of downtown. The third floor (approx. 3,086 SF) features two (2) full change rooms, in-suite washrooms, and shower facility to benefit your staff and clients. The fourth floor (approx. 3,073 SF) features multiple enclosed offices, boardroom, kitchenette, in-suite washrooms, storage/server room, and large open workspace, 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 station (at Lyon and Queen)
- Minutes from Parliament, the National Arts Centre, Rideau Centre and just steps to Sparks Street
- Utilities included
- 3rd floor available immediately
- 4th floor available in early Q1 2024

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Photos - 3rd Floor



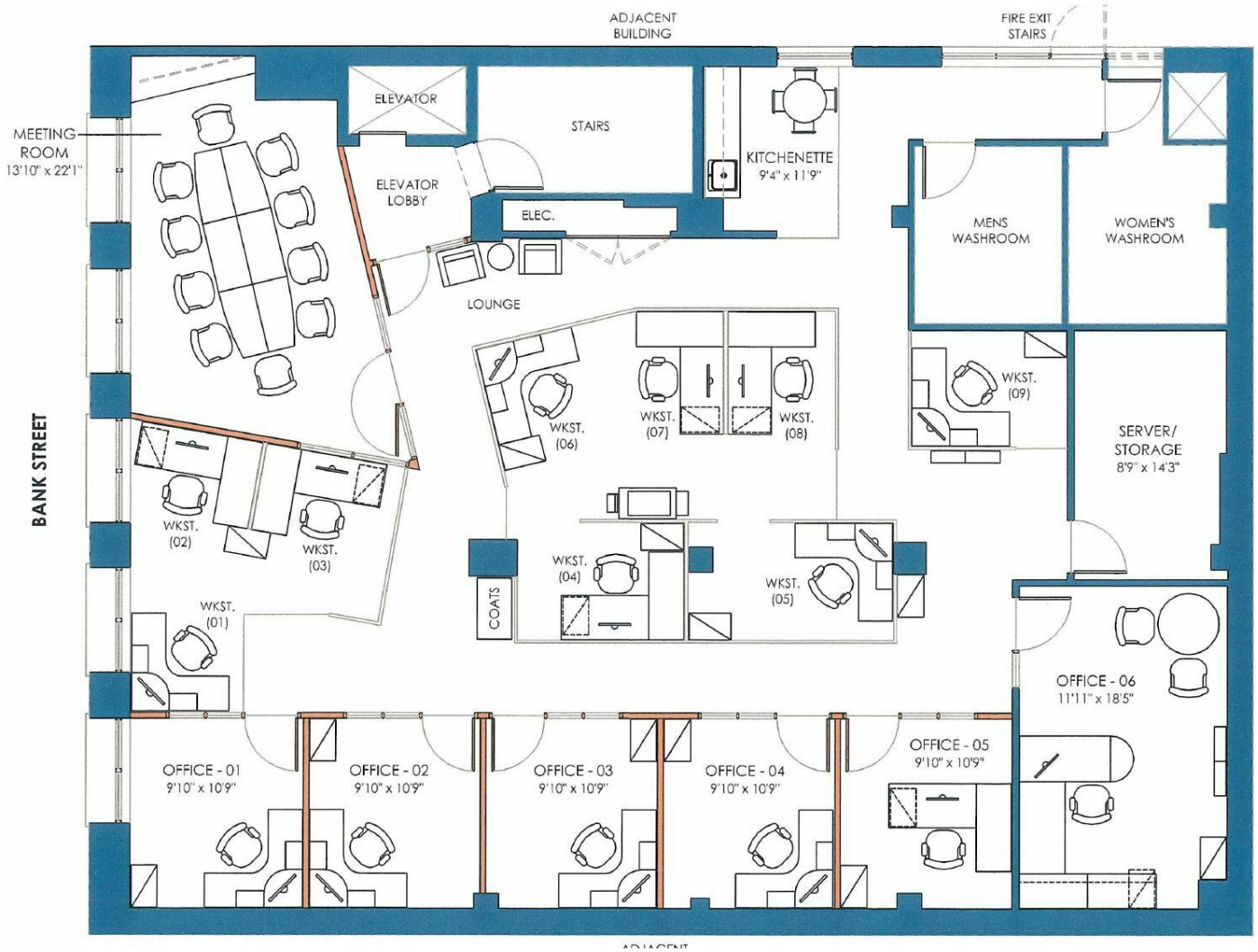
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Floor Plan - 4th Floor



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Photos - 4th Floor



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Retailer Map



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