

FOR LEASE

71 BANK STREET

Ottawa, ON K1P 5N2



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REALTY
COMMERCIAL BROKERAGE



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

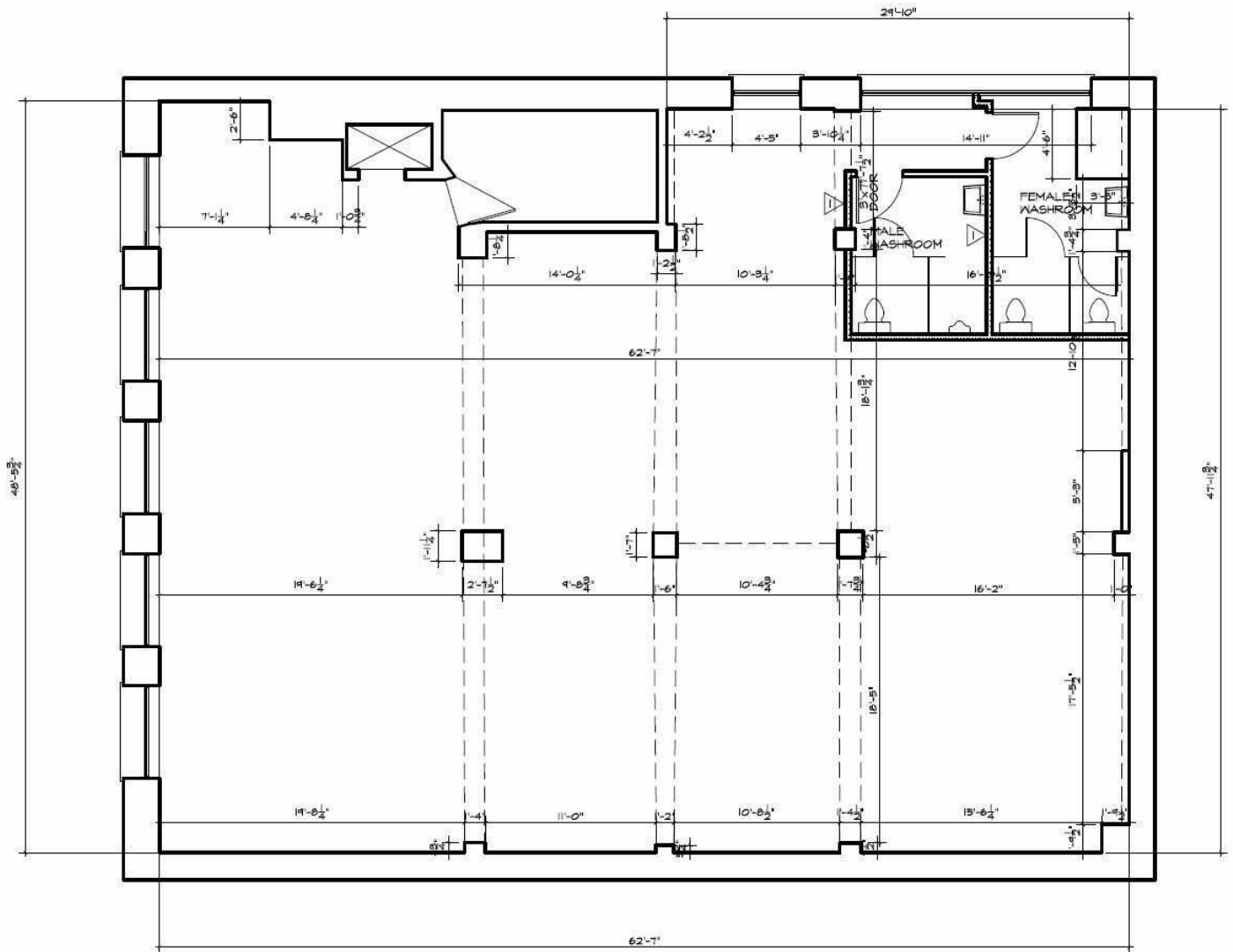
- High pedestrian and vehicle traffic area
- Short walk to Parliament LRT station (at Lyon and Queen)
- Minutes from Parliament, the National Arts Centre, Rideau Centre and just steps to Sparks Street
- Utilities included

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Floor Plan - Layout Rendering



CAPITAL OFFICE INTERIORS

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Photos - 3rd Floor



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Retailer Map



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