



### Space Availability

+/- 976 sf to 5,806 sf

### Occupancy

Immediately

### Lease Term

Negotiable

### Gross Rent

\$25.00 psf (Utilities and cleaning included)

\$30.00 psf (Retail space only - utilities included)\*

### Get more information

#### David A. MacLeod

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### Space Highlights

- This property features a variety of opportunities including multi tenant floors and usable basement options
- Surrounded by conveniences such as restaurants, shopping and other retail services, providing value and options to your daily routine. Spaces and a 6 minute walk from Parliament LRT Station
- Professionally designed modern & efficient suite build-outs included
- Turn-key options available
- Onsite shower and secure bike room
- Signage available to enhance your exposure

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# Property Overview Office and retail space for lease

240 Bank Street, Ottawa, ON

Address: 240 Bank Street

Location: Located in Centretown at the corner of Bank Street and Lisgar Street

Year Built: 1964

Building Size: 37,965 sf

Available Area	Lower Level (Retail)	5,806 sf*
	Suite 100 (Retail)	661 sf*
	Suite 104 (Retail)	1,863 sf*
	Suite 201	976 sf
	Suite 301	1,808 sf
	Suite 400	4,319 sf
	Suite 500	3,413 sf
	Suite 601	3,693 sf

Parking: Ample nearby public parking spaces



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# Gallery

# Office and retail space for lease

240 Bank Street, Ottawa, ON



**Suite 601**



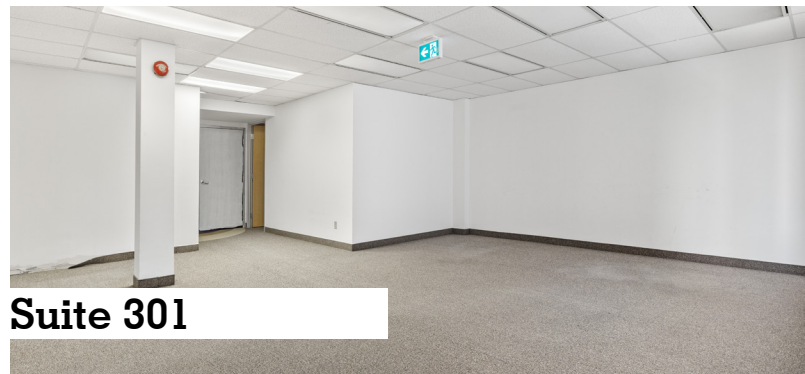
**Suite 601**



**Suite 500**



**Suite 400**



**Suite 301**

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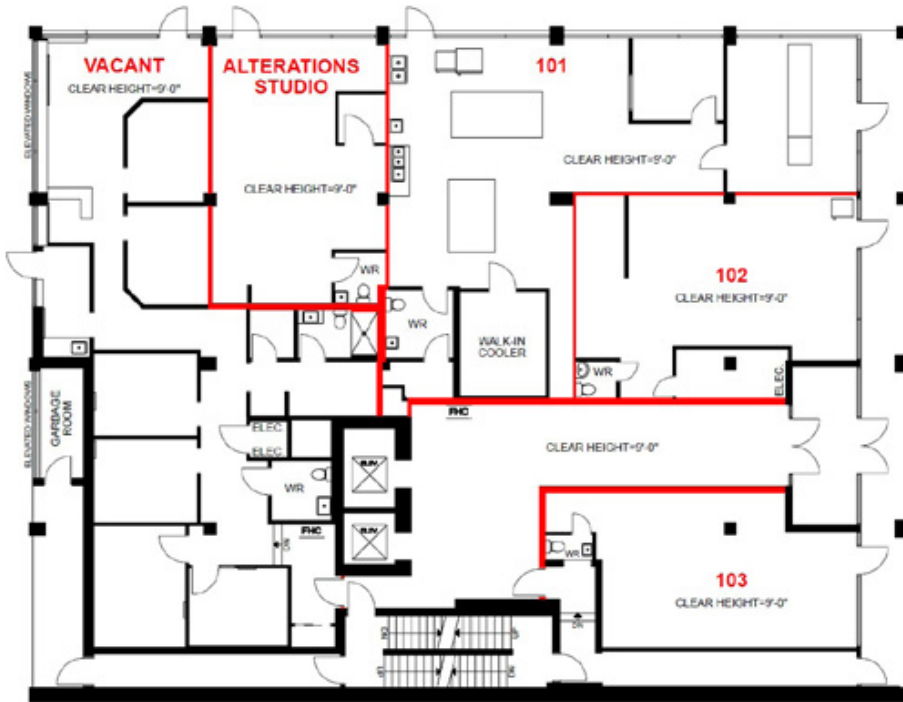
# Floor Plan

# Office and retail space for lease

240 Bank Street, Ottawa, ON

Suite 100 - 661 sf

Suite 104 - 1,863 sf



Suite 201 - 976 sf



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# Floor Plan

# Office and retail space for lease

240 Bank Street, Ottawa, ON

## Suite 301 - 1,808 sf



## Suite 400 - 4,319 sf



**360° Virtual Tour**

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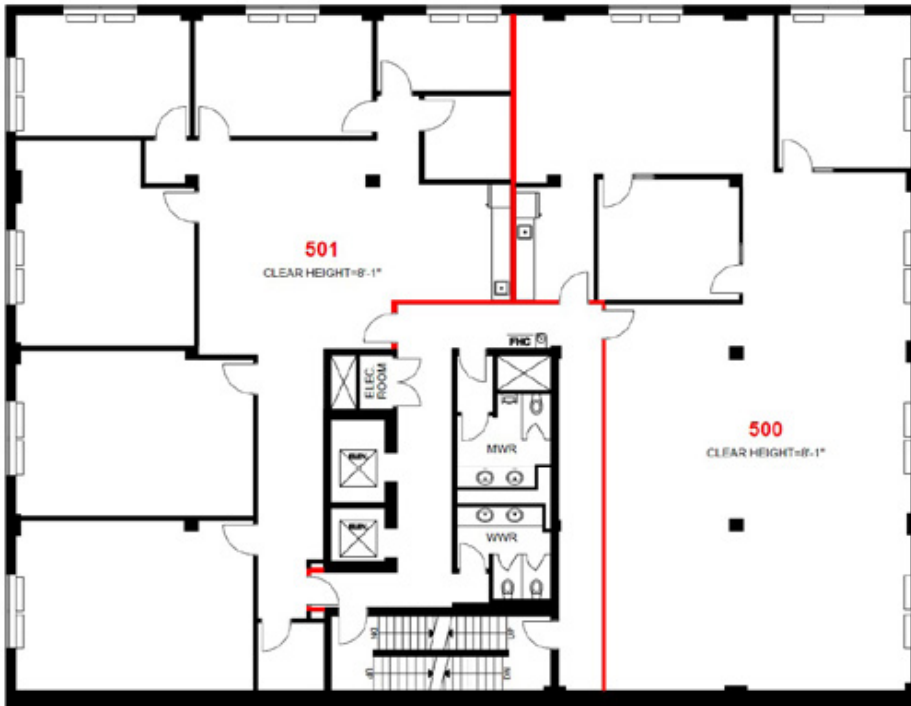
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# Floor Plan

# Office and retail space for lease

240 Bank Street, Ottawa, ON

## Suite 500 - 3,413 sf



## Suite 601 - 3,693 sf



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# Map

## Office and retail space for lease

240 Bank Street, Ottawa, ON



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# Location Overview

## Office space for lease 265 Carling Avenue, Ottawa, ON



Demographics  
5km Radius



Total  
Population

**238,230**



Average  
Household Size

**1.9**



Average  
Age

**38.6**



Average Household  
Income

**\$106,501**



Annual Household  
Expenditure

**\$13,219,746**

### Travel Distances

Downtown, Ottawa 550 m | 3 mins

Highway 417 1.1 km | 4 mins

Nepean, Ottawa 16.1 km | 24 mins

Kanata, Ottawa 22.1 km | 21 mins

Ottawa International Airport 12 km | 20 mins



**Bike Score**

**98**



**Walk Score**

**89**



**Transit Score**

**99**

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