

# FOR LEASE

275 BANK STREET, SUITE 300

Ottawa, ON K2P 2L6



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### OFFERING SUMMARY

Available SF:	Suite 300 - 2,776 SF
Lease Rate:	\$16.00 PSF
Additional Rent:	Approx. \$18.50 PSF

### PROPERTY OVERVIEW

This professional four-story office building is conveniently located in the heart of Centretown at the corner of Bank and Somerset Street W. Bright and spacious suite features approx. 2776 sq ft with 4 enclosed offices, 1 boardroom, reception, storage room and kitchen area. This space would be suitable for a wide range of professionals looking for a convenient location for their business. Building is surrounded by amenities such as restaurants, a grocery store and many retailers. Onsite parking available, and close proximity to LRT Station.

### PROPERTY HIGHLIGHTS

- LEED Certified
- Parking @ \$200.00/month + HST (per space) approx. 2:1,000 SF
- Onsite gym available to tenants @ \$250.00/year + HST
- Showers & changerooms
- Close proximity to Parliament, Sparks Street, Elgin Street, and the Rideau Canal
- Utilities included
- Available January 1, 2026 - Potential for earlier occupancy

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Floor Plan



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Additional Photos



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Retailer Map



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