

# FOR LEASE

1355 BANK STREET

Ottawa, ON K1H 8K7



**JOHN ZINATI**

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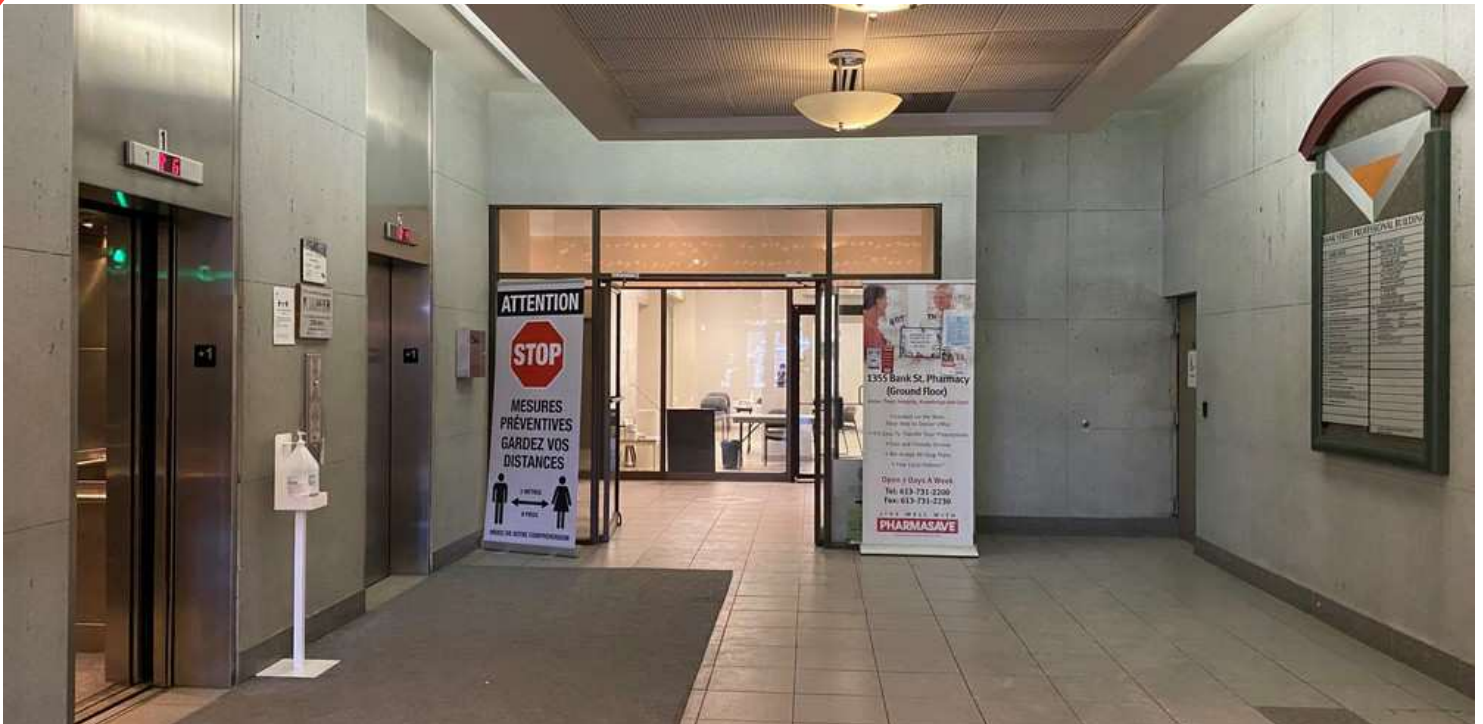
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### OFFERING SUMMARY

Available SF (retail):	923 - 4,541 SF
Lease Rate (retail):	\$20.00 SF/yr (NNN)
Available SF (office):	1,539 - 5,552 SF
Lease Rate (office):	\$14.00 SF/yr (NNN)
Additional Rent:	approx. \$18.40 PSF

### PROPERTY OVERVIEW

Office and retail suites available for lease in Old Ottawa South off of Bank Street and Riverside Drive. Bright and spacious office spaces suitable for a wide range of professionals looking for a convenient location for their business. Many amenities within minutes including Billings Bridge Shopping Centre, Riverside Hospital, and the Rideau River. Easy access to HWY 417 and access to public transit.

### PROPERTY HIGHLIGHTS

- Parking ratio 2 : 1,000 SF (with potential for additional spaces)
- Surface and underground parking available at additional cost
- Visitor parking available
- Elevator access
- Onsite cafe
- Utilities included

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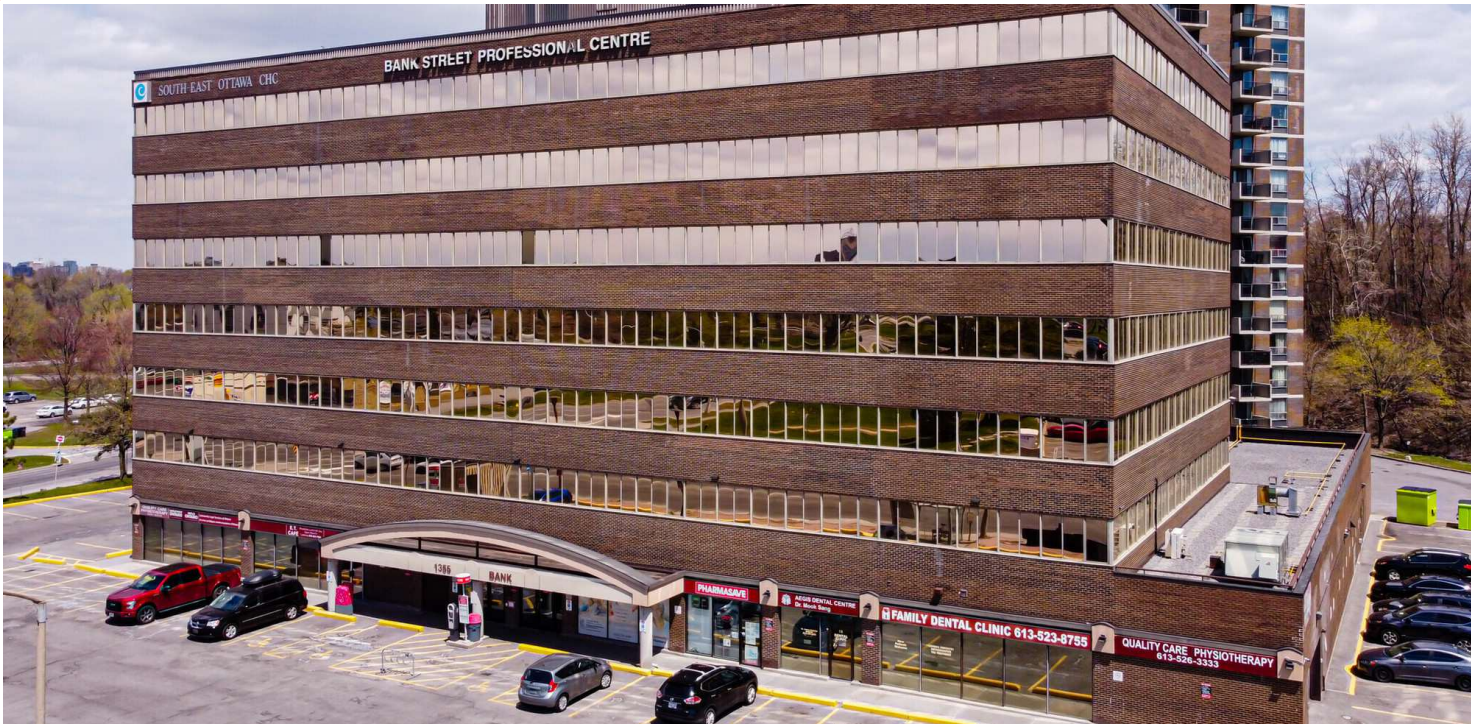
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# 1355 BANK STREET

## OTTAWA, ON K1H 8K7

Lease Spaces



### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101 (retail)	Available	4,541 SF	NNN	\$20.00 SF/yr	Additional Rent approx. \$18.40 PSF + HST
Suite 105 (retail)	Available	923 SF	NNN	\$20.00 SF/yr	Additional Rent approx. \$18.40 PSF + HST.
Suite 209 (office)	Available	1,539 SF	NNN	\$14.00 SF/yr	Additional Rent approx. \$18.40 PSF + HST.
Suite 302 (office)	Available	5,552 SF	NNN	\$14.00 SF/yr	Additional Rent approx. \$18.40 PSF + HST
Suite 400 (office)	Available	1,827 SF	NNN	\$14.00 SF/yr	Additional Rent approx. \$18.40 PSF + HST

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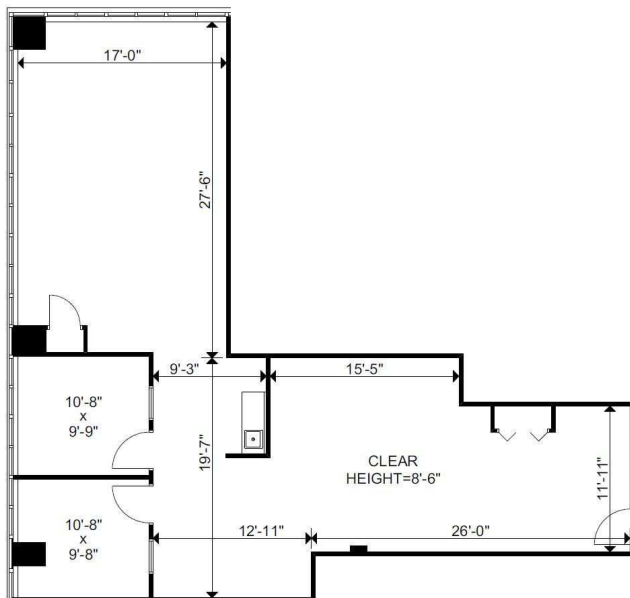
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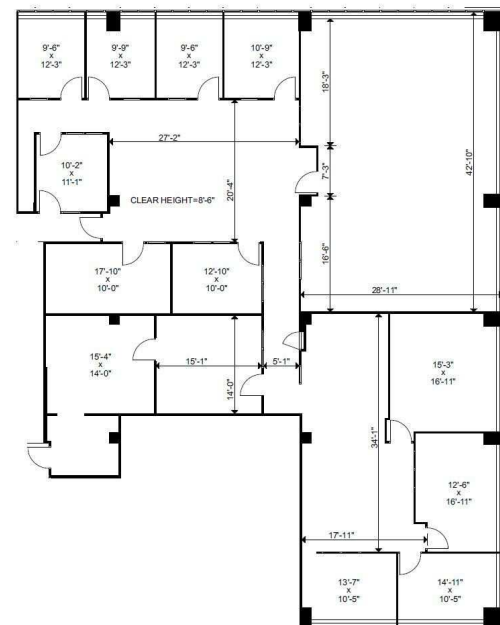


Suite 101 (retail)

Suite 105 (retail)



Suite 209



Suite 302

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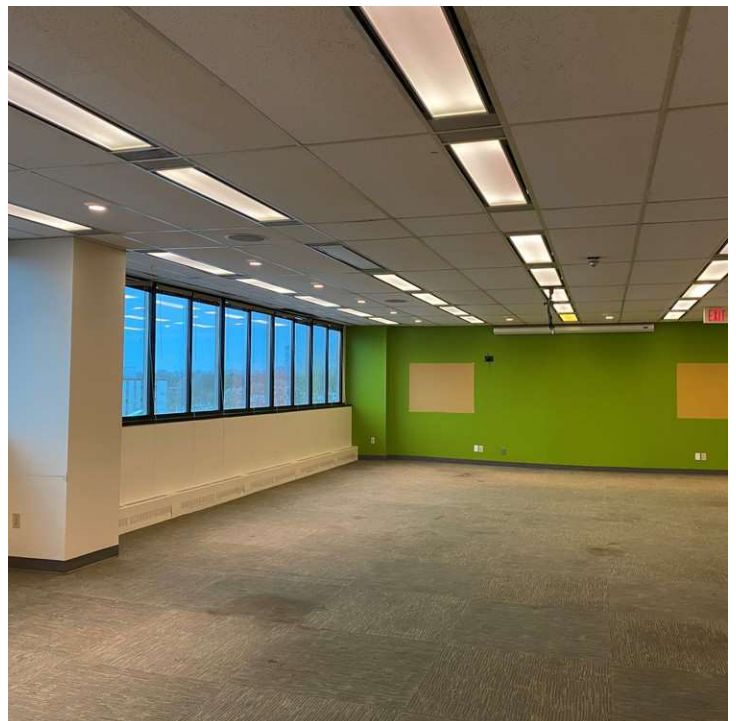
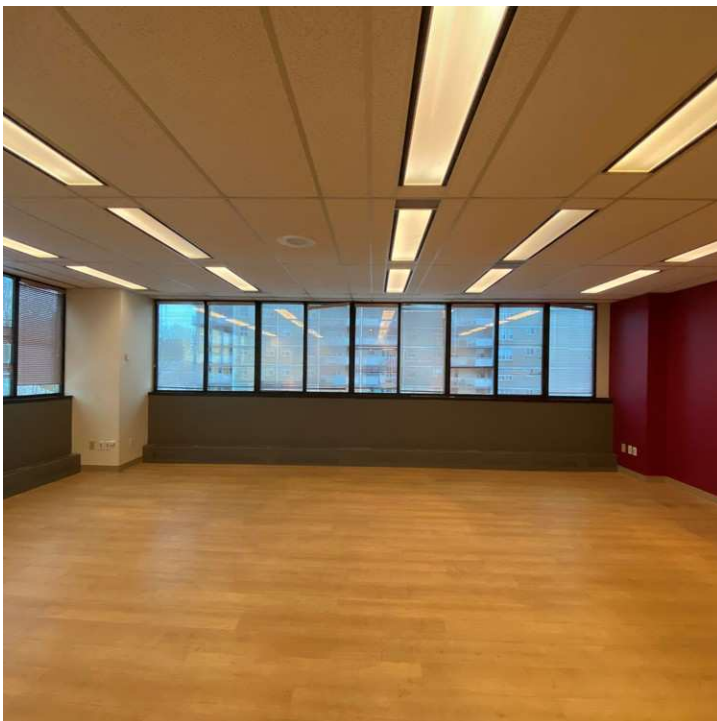
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Additional Photos



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Retailer Map



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