

Retail and Office

# 283 Dalhousie Street

OTTAWA, ONTARIO



QUBE PROPERTIES LTD.  
REAL ESTATE BROKERAGE  
255 MICHAEL COWPLAND DRIVE  
OTTAWA ON K2M 0M5

QUBE

# 283 Dalhousie Street

## ABOUT THE BUILDING

- Office Unit showcases multiple enclosed offices and open concept working space and **private patio**. Unit also includes a kitchenette and a storage closet.
- Retail unit showcases an open concept space, currently built out as gym. Unit fronts on Dalhousie Street with **Highly Visible** signage opportunity.
- Located close to many amenities like Giant Tiger, Shuyi Tellacious, Peking Duck, PaPa Spicy, Lonestar Texas Grill, the Courtyard Marriott Hotel and more.
- The property is easily accessible by Highway 417 On/Off Exit at Nicholas Street and OC public transit routes and new LRT Rideau Station in the Byward Market.
- Fronting Dalhousie Street between Clarence and Murray Street, the property is minutes from CF Rideau Centre, Shaw Centre and Parliament Hill.

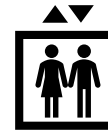
## ADDITIONAL INFORMATION



**Utilities Included** in Additional Rent.



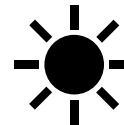
Retail unit benefits from high density residential dwellings in the area.



Elevator access to office units.



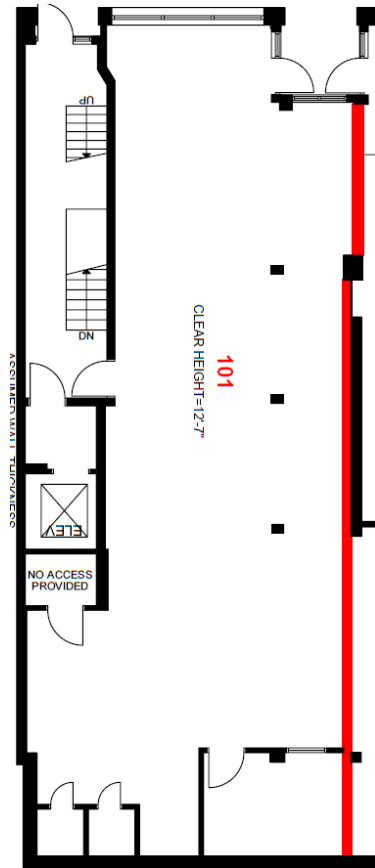
OC Public transit stations within walking distance.



Plenty of **natural light** with large windows throughout the units.

# 283 Dalhousie Street- Retail

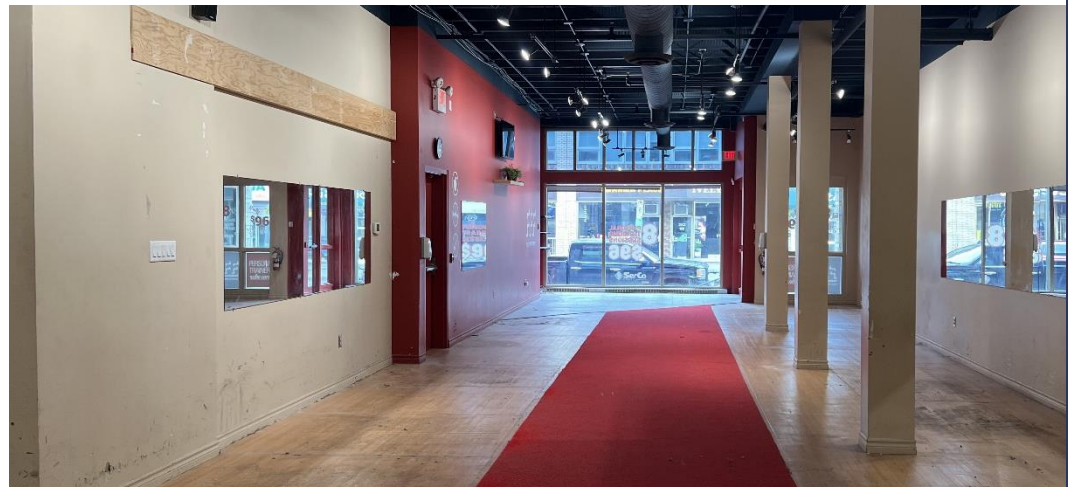
## FLOOR PLAN



## AVAILABILITY DETAILS

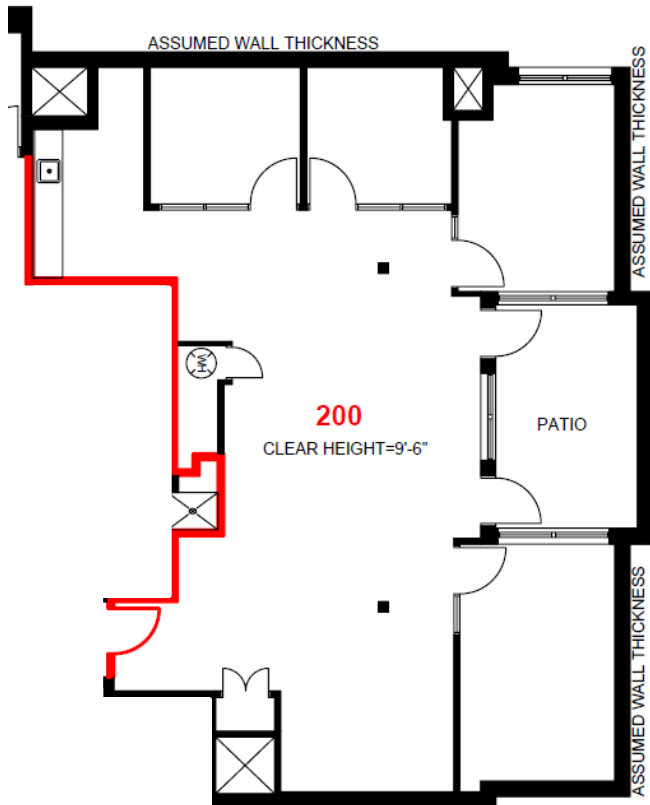
Suite	101
Size	1,737 Square Feet
Base Rent	\$35.00
Add Rent	\$19.69
Comments	Unit showcases Open concept space, washrooms and office.





# 283 Dalhousie Street- Office

## FLOOR PLAN



## AVAILABILITY DETAILS

Suite	200
Size	1,855 Square Feet
Base Rent	\$16.50
Add Rent	\$16.34
Comments	Fully built-out office space with 4 enclosed offices, kitchenette, large open working area and outdoor rooftop patio.

**SAMIZ SUNESARA**  
SALES REPRESENTATIVE  
(613) 413 2178  
[samiz@qubeproperties.com](mailto:samiz@qubeproperties.com)

**QUINTIN COLAIACOVO**  
BROKER OF RECORD  
(613) 371 1140  
[quintin@qubeproperties.com](mailto:quintin@qubeproperties.com)

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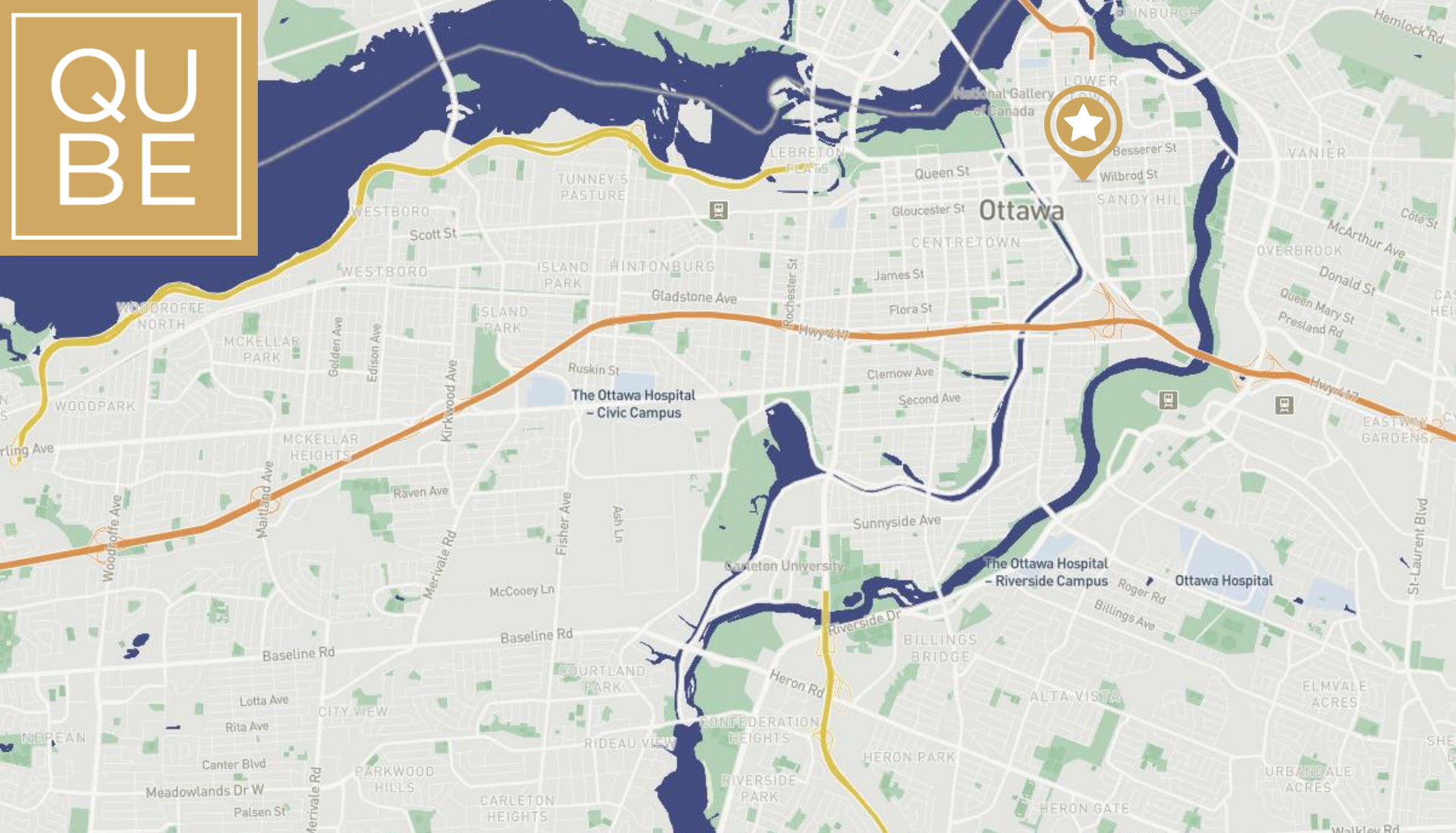








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**SAMIZ SUNESARA**  
SALES REPRESENTATIVE  
(613) 413 2178  
[samiz@qubeproperties.com](mailto:samiz@qubeproperties.com)

**QUINTIN COLAIACOVO**  
BROKER OF RECORD  
(613) 371 1140  
[quintin@qubeproperties.com](mailto:quintin@qubeproperties.com)

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