

FOR LEASE

20 JAMES STREET

Ottawa, ON K2P 0T6



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OFFERING SUMMARY

Available SF:	5,171 SF
Lease Rate:	\$10.00 SF/yr (NNN)
Additional Rent:	approx. \$16.88 PSF

PROPERTY OVERVIEW

Bright and open office space located in Centretown on the corner of James St. and Bank St. This Centretown building is not only equipped with large windows offering plenty of natural light, but is also accessible and includes elevator access and a rear ramp. Great opportunity for medium to large businesses looking to expand! Only minutes away from many amenities (Staples, Subway, Shopper's Drug Mart, Starbucks, Tim Horton's, and much more) with easy access to Highway 417 E&W and plenty of on-site parking.

PROPERTY HIGHLIGHTS

- Elevator access
- In-suite kitchenette
- Plenty of natural light
- Four (4) parking spaces included (basement)
- Easy access to 417 (East & West)
- Well managed, low-rise office building

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AVAILABLE SPACES

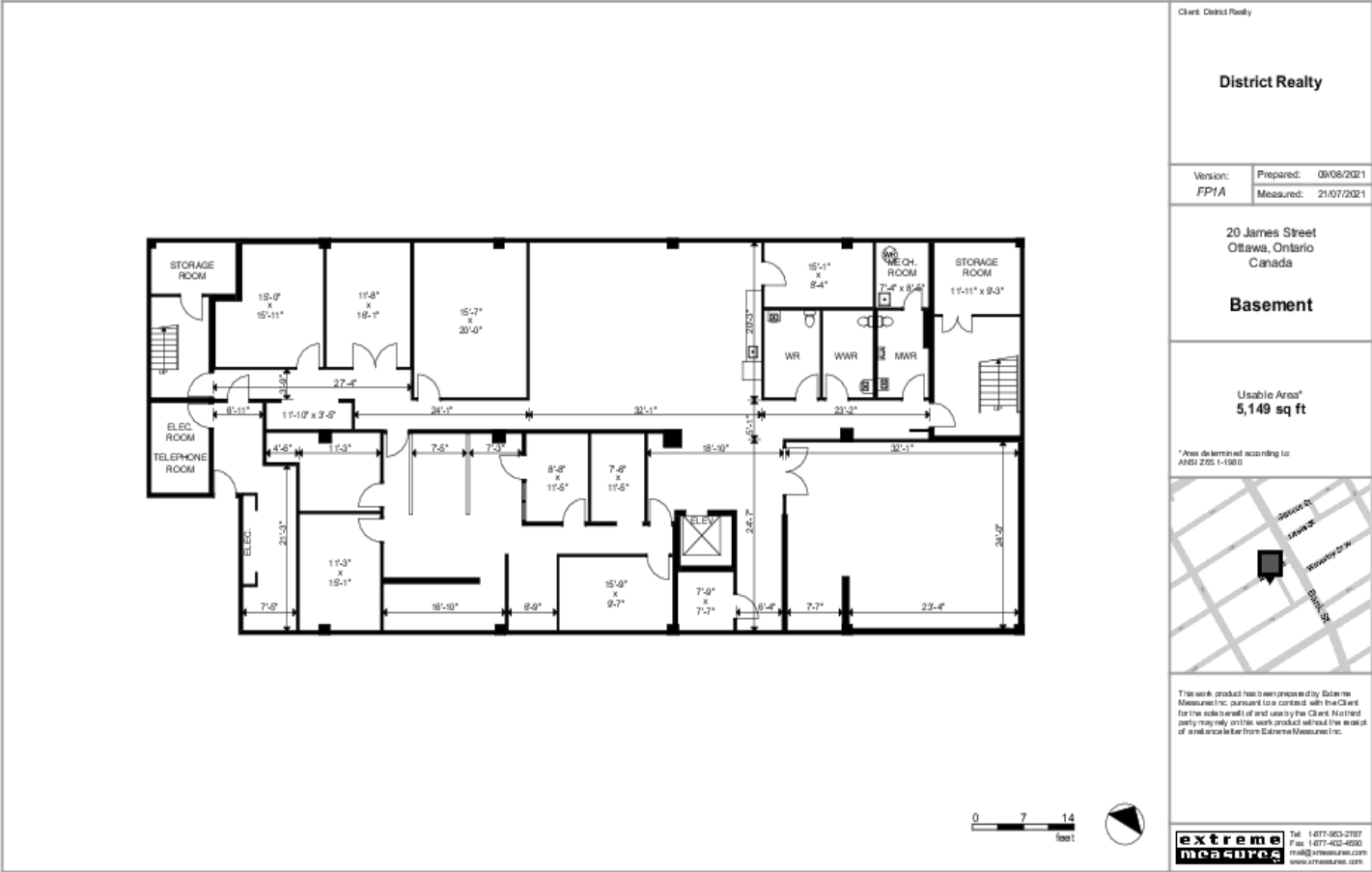
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 300	-	4,267 SF	NNN	\$14.00 SF/yr	LEASED!
Suite 301	-	1,277 SF	NNN	\$14.00 SF/yr	LEASED!
Suite 300 + 301	-	5,544 SF	NNN	\$14.00 SF/yr	Additional rent approx. \$16.88 PSF + HST
Lower Level (Basement)	Available	5,171 SF	NNN	\$10.00 SF/yr	Additional Rent approx. \$16.88 PSF + HST.

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Floor Plan - Basement



Client: District Realty

District Realty

Version:	Prepared:
FP1A	09/08/2021
	Measured:
	21/07/2021

20 James Street
Ottawa, Ontario
Canada

Basement

Usable Area*
5,149 sq ft

*Area determined according to
ANSI Z39.1-1980

This work product has been prepared by Extreme Measure Inc. pursuant to a contract with the Client for the sole benefit of and use by the Client. Neither party may rely on this work product without the consent of, and approval from, Extreme Measure Inc.

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Additional Photos



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Retailer Map



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