

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.



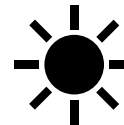
Retail unit benefits from high density residential dwellings in the area.



Elevator access to office units.



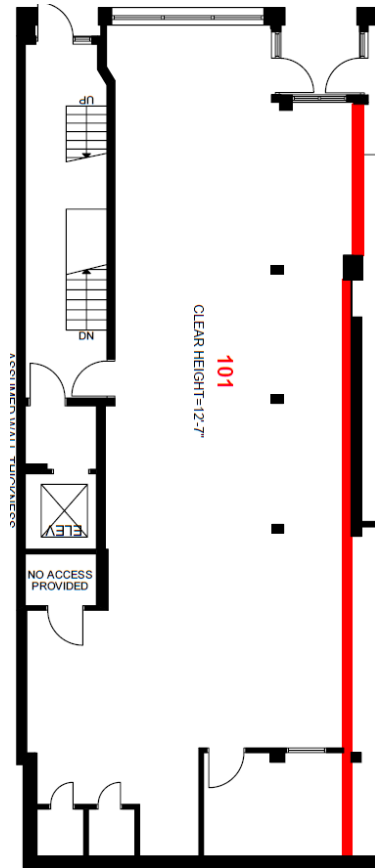
OC Public transit stations within walking distance.



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

# 283 Dalhousie Street- Retail

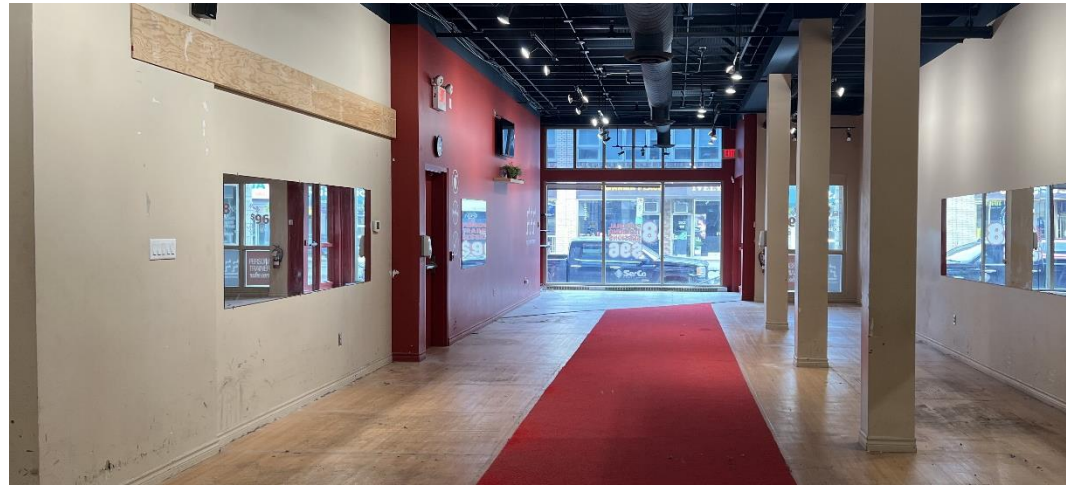
## FLOOR PLAN



## AVAILABILITY DETAILS

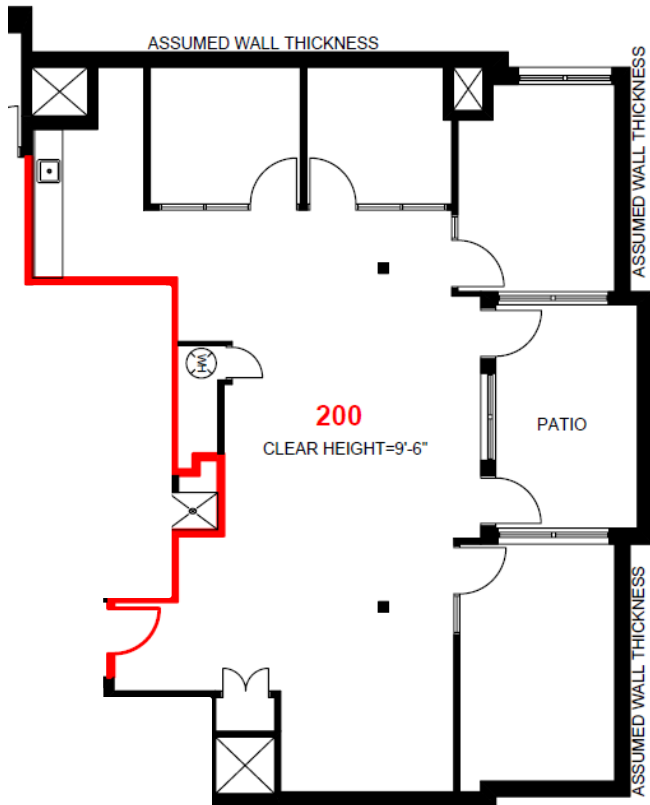
|           |                                                          |
|-----------|----------------------------------------------------------|
| Suite     | 101                                                      |
| Size      | 1,737 Square Feet                                        |
| Base Rent | \$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. |

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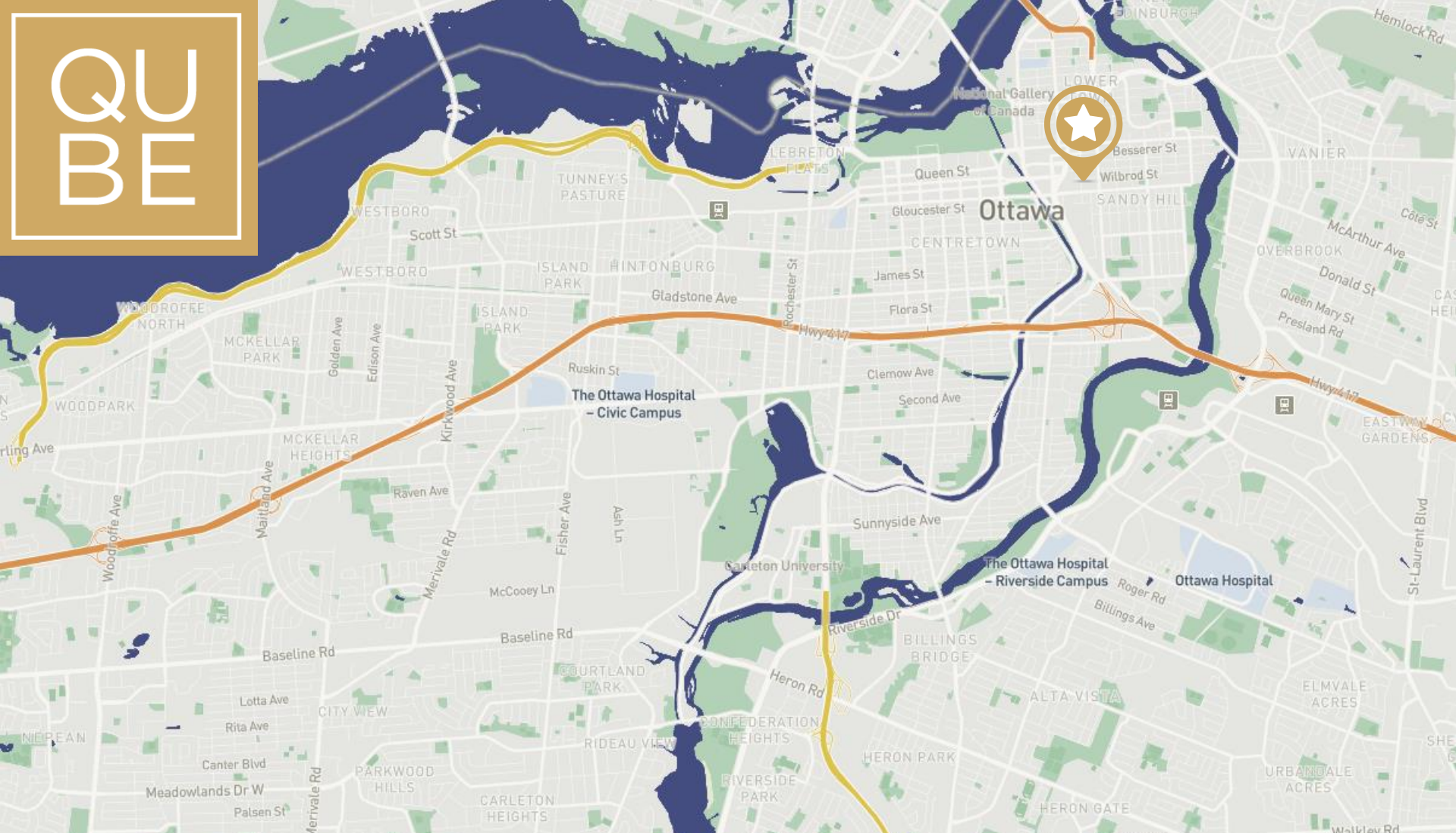








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