

FOR LEASE

1355 BANK STREET

Ottawa, ON K1H 8K7



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92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

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COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF (retail):	1,884 - 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

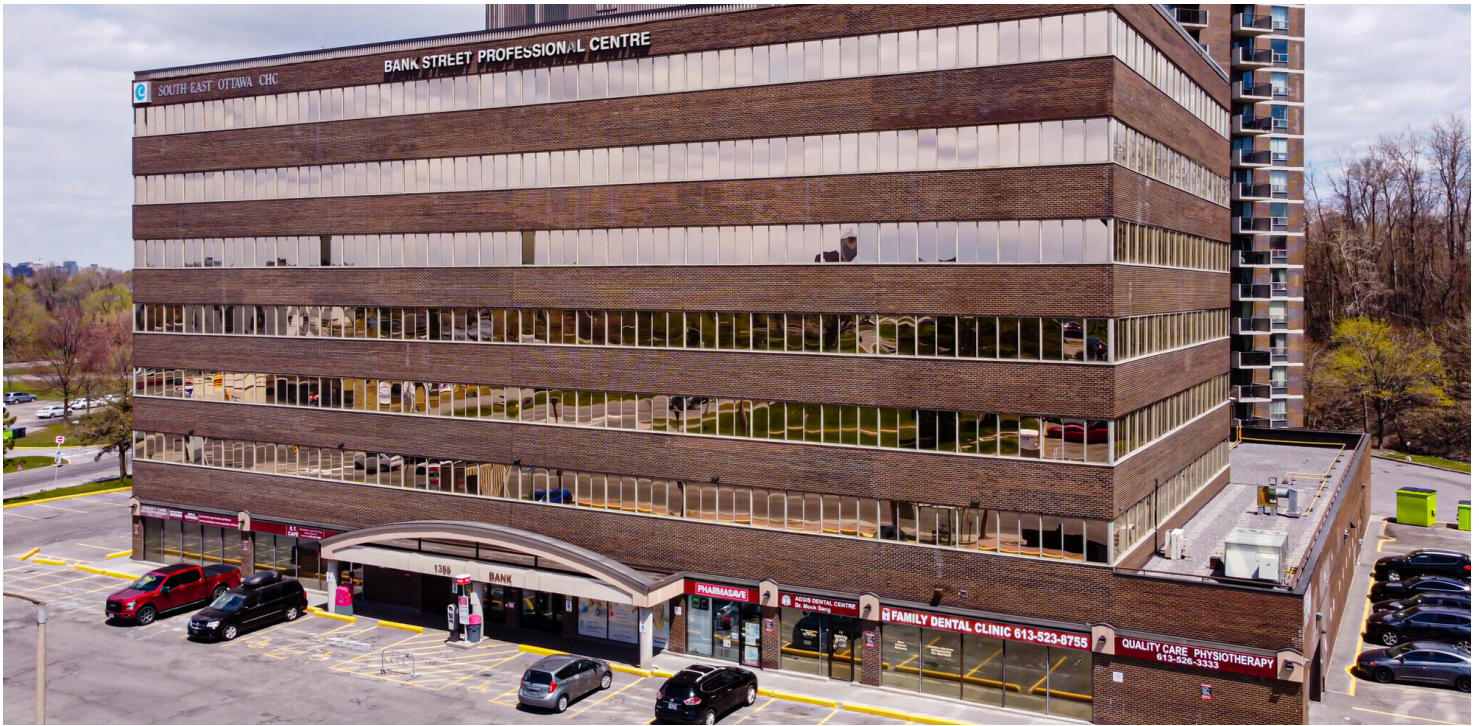
- Parking ratio 2 : 1,000 SF (with potential for additional spaces)
- Surface and underground parking available at additional cost
- Visitor parking available
- Onsite cafe
- Utilities included

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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	1,884 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 400/401 (office)	Available	5,405 SF	NNN	\$14.00 SF/yr	Additional Rent approx. \$18.40 PSF + HST
Suite 402 (office)	Available	4,327 SF	NNN	\$14.00 SF/yr	Additional Rent approx. \$18.40 PSF + HST
Site 405 (office)	Available	1,677 SF	NNN	\$14.00 SF/yr	Additional Rent approx. \$18.40 PSF + HST

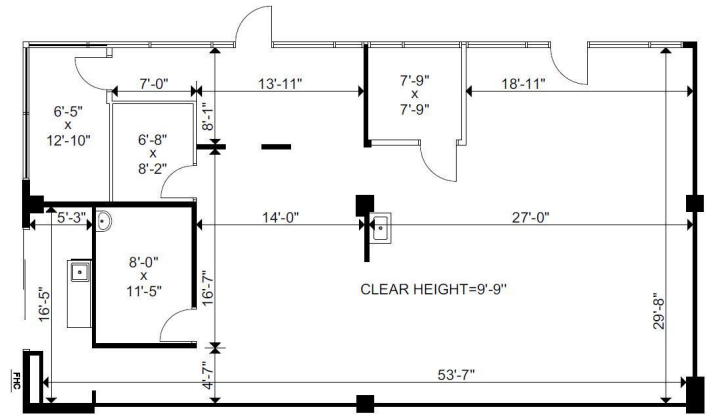
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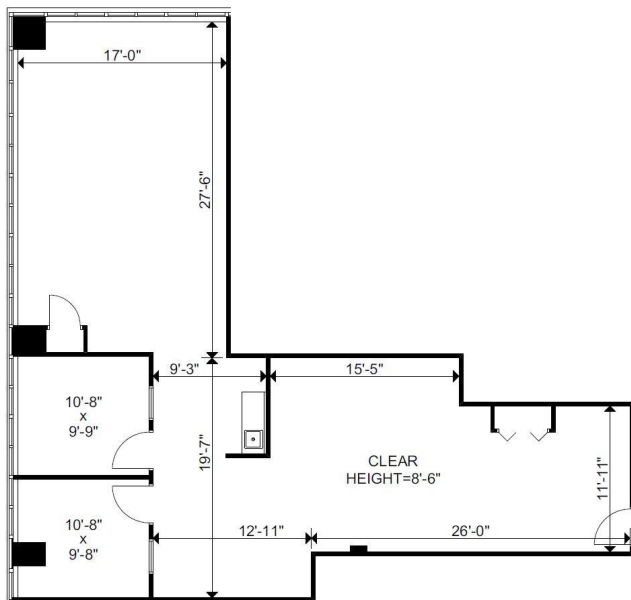
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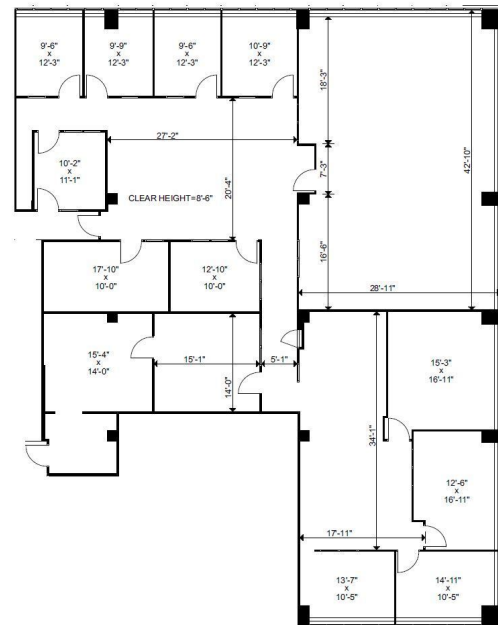
Suite 101 (retail)



Suite 105 (retail)



Suite 209



Suite 302

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Additional Photos



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Retailer Map



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