

Integrity. Dedication. Professionalism.
OFFICE SPACE FOR LEASE

177 Nepean Street, Ottawa



Price: \$16.00/sf

OPC: \$14.80/sf

21,953 sf Building

Potential to demise by floor:

2nd Floor - 5,494 sf

3rd Floor - 5,566 sf

4th Floor - 5,466 sf

5th Floor - 5,427 sf

CONTACT:

613-759-8383

leasing@districtrealty.com

Darren Clare

Director, Leasing & Investment Sales
Sales Representative

Office Space for Lease | Centretown

Prime office space for lease on the corner of Bank and Nepean Street in Centretown. Ideal for large businesses. Opportunity for corporate branding along one of the busiest streets in downtown Ottawa. Potential to demise by floor. Plenty of natural light and elevator access.

Highly walkable and bike friendly area. Close to the LRT with bus stops nearby. Surrounded by great restaurants, coffee shops, groceries, banks, and many more convenient amenities. Close to HWY 417 and routes around the canal.



Google Earth

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177 Nepean Street, Ottawa

District Realty Corporation Brokerage
districtrealty.com



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective Purchasers/Tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.

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Second Floor

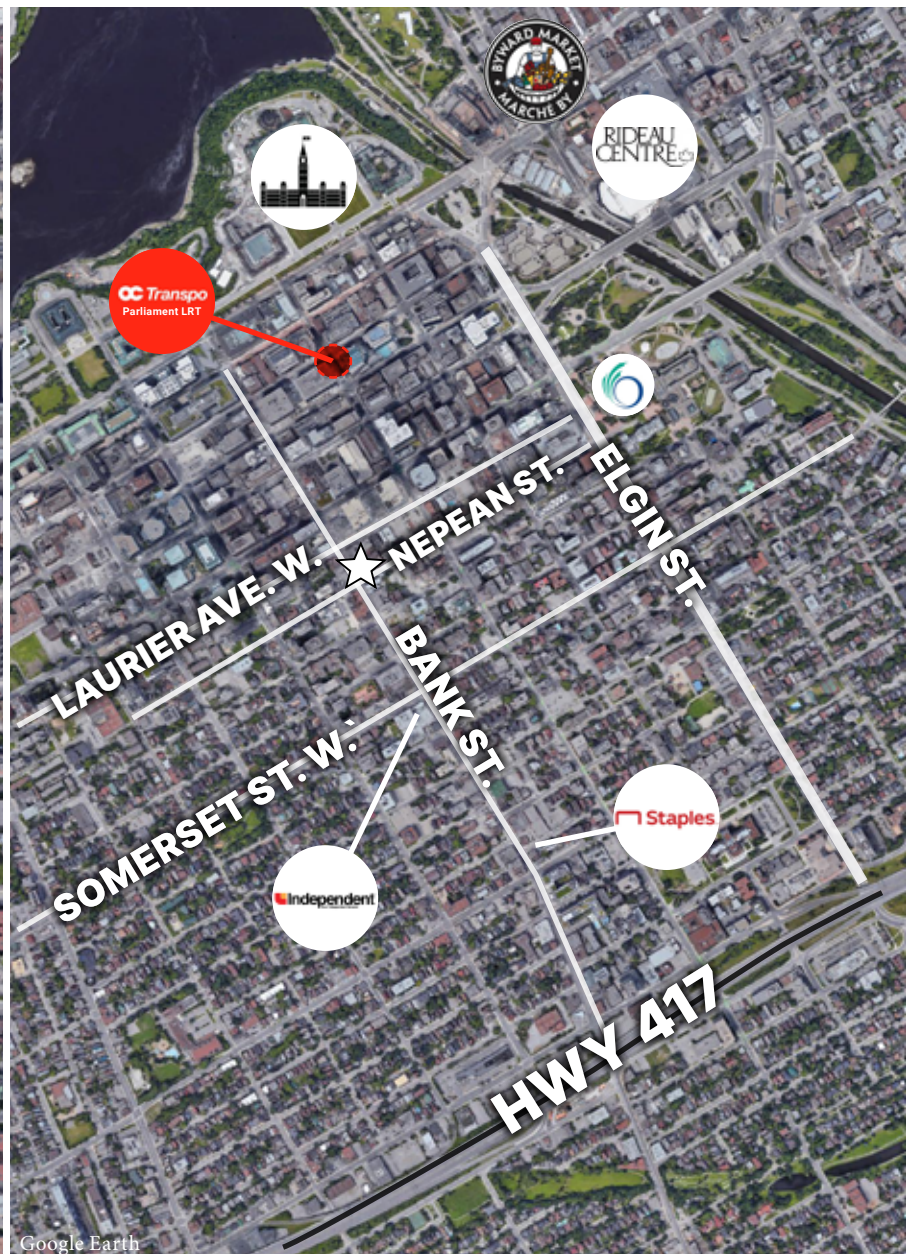
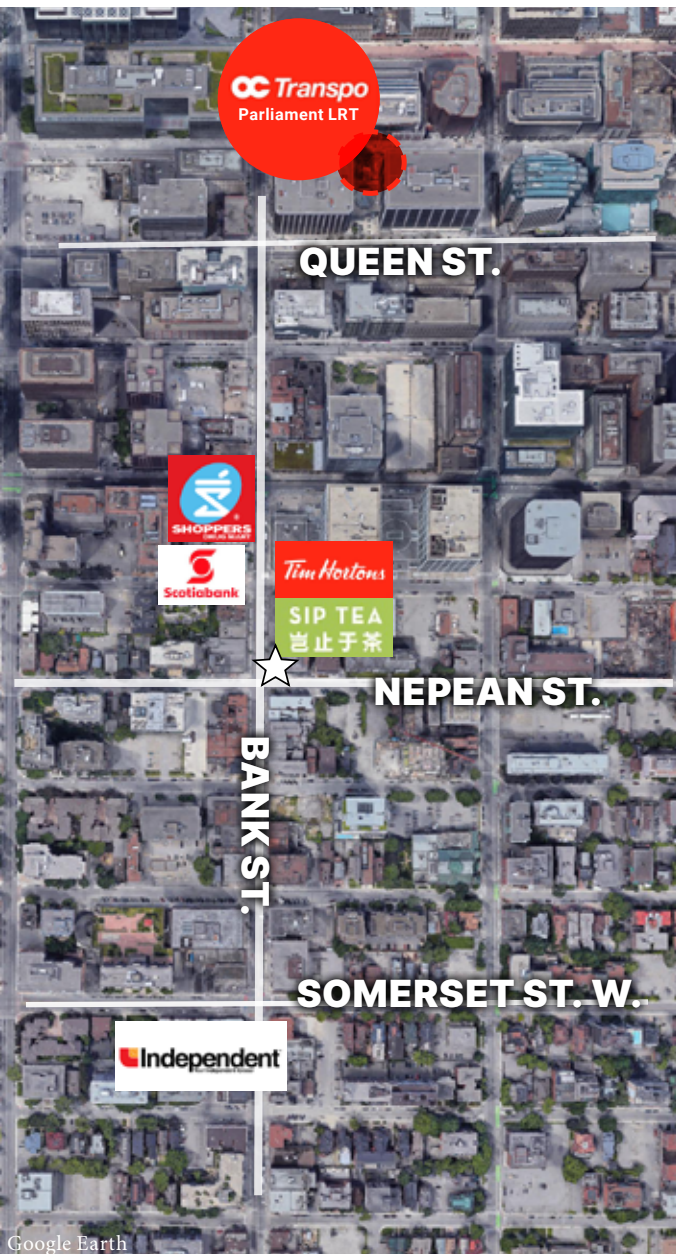


Fourth Floor



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HIGHLIGHTS

- Prime location, easily accessible from anywhere in Ottawa
- Close to HWY 417 with great transit options, highly walkable
- Close to all amenities: coffee, lunch options, groceries, banks, fitness centres and more
- Natural light, well appointed common areas, modern elevators
- Potential to brand a building in a dense commercial and residential area
- Constant vehicle and pedestrian traffic

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