

# FOR SUBLEASE: Prime Retail

## Unit 100, 109 Bank Street, Ottawa



### DESCRIPTION: Bridgehead Coffee Space

- ✓ Prime retail space for sublease located on the ground level at this central downtown Ottawa corner of Bank Street and Albert Street.
- ✓ Prominent signage on both Bank Street and Albert Street.
- ✓ Highway 417 is accessible via O'Connor Street and several public parking areas surround the property. Public transit access is optimal with the LRT station "Parliament" located within steps, and ample local routes situated along Bank Street and Albert Street.
- ✓ Close to Parliament Hill, Sparks Street, Ottawa City Hall.

### SPACE AVAILABLE: Available Immediately

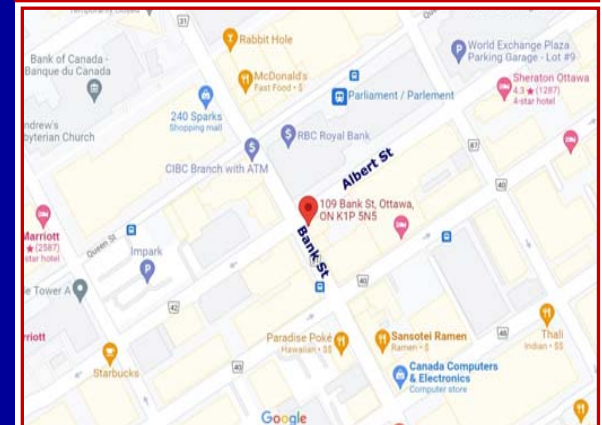
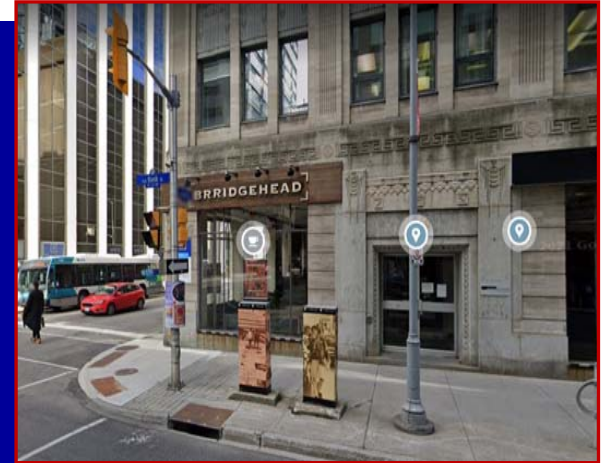
- ✓ Approximately 2,034 square feet available.
- ✓ Lease expires April 30, 2026.
- ✓ Extended term to be arranged with Landlord.

### NET RENTAL RATE:

- ✓ Present to April 30, 2024 - \$47.00 square foot per annum net.
- ✓ May 1, 2024 to April 30, 2025 - \$48.00 square foot per annum net.
- ✓ May 1, 2025 to April 30, 2026 - \$49.00 square foot per annum net.

### OPERATING COSTS:

- ✓ \$34.80 per square foot per annum (estimate).



*For more information please contact:*

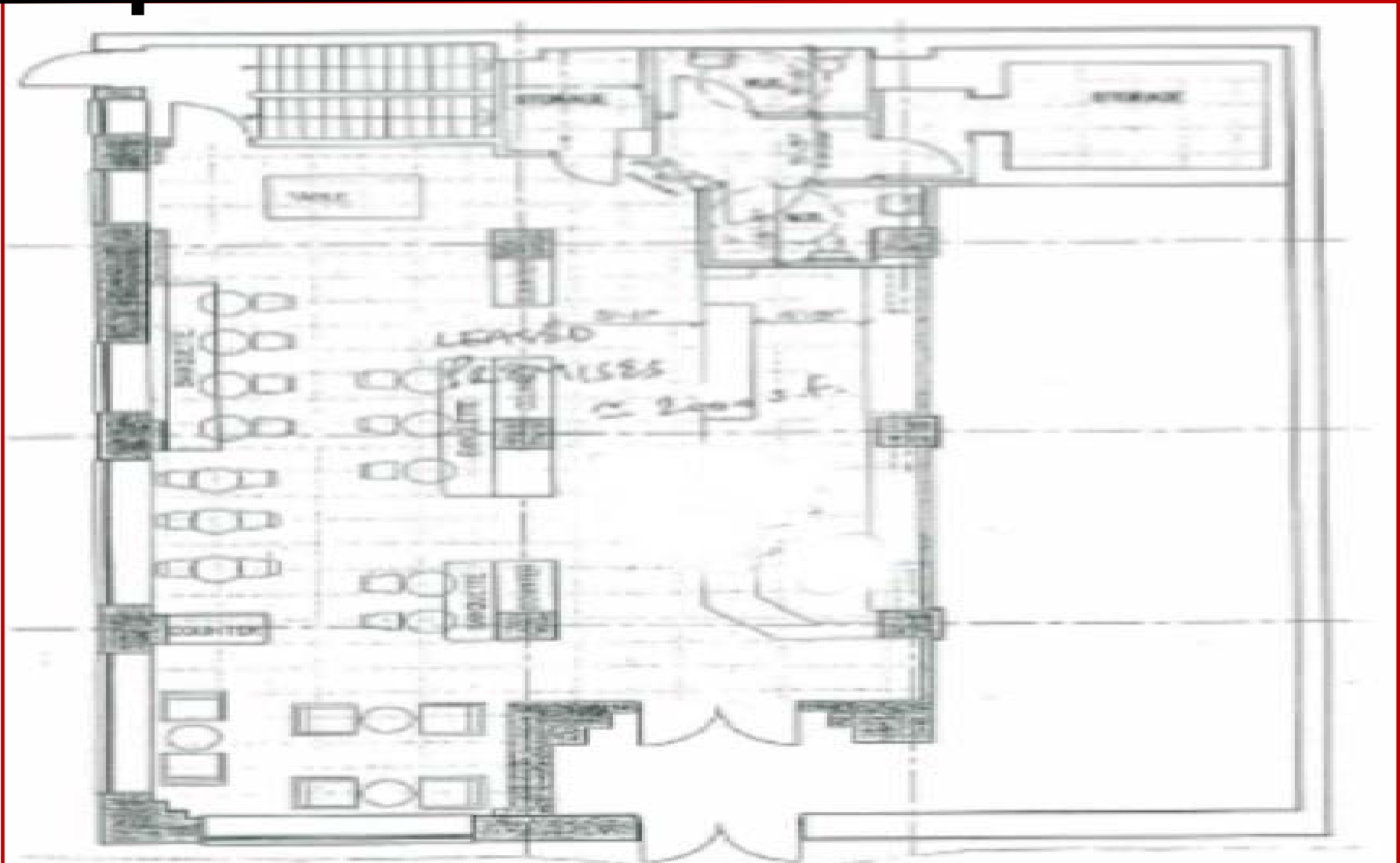
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