

# FOR SUBLEASE:

## 1080 Bank Street, Ottawa, ON



### Prime Office Space - Bank St. at Sunnyside Ave.

#### DESCRIPTION:

- ✓ Opportunity to lease quality office space above Shoppers Drug Mart located at the corner of Bank Street and Sunnyside Avenue, in the trendy area of old Ottawa South.
- ✓ Unique opportunity in a highly sought after, prime corner location in downtown Ottawa. This is a pedestrian friendly neighbourhood and is in close proximity to popular shopping, dining and a wide array of amenities. Minutes to the Glebe, Landsdowne Park and Centretown.

**SPACE AVAILABLE:** Available Immediately.

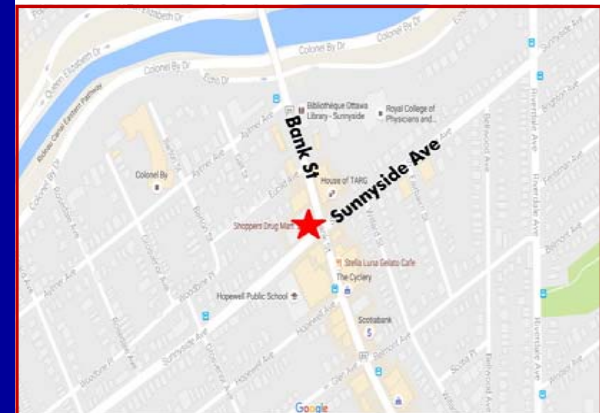
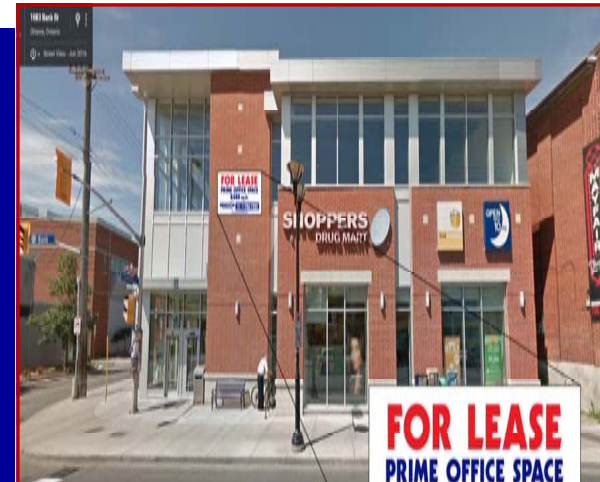
- ✓ Approximately 8,417 square feet available on 2nd Floor above Shoppers Drug Mart. General office use only under current zoning.

#### RENTAL RATE:

- ✓ Rental Rate to be discussed.
- ✓ Operating Costs (\$4.00 p.s.f.), Realty Taxes (\$5.40 p.s.f). Tenant pays all Utilities.
- ✓ Lease term expires term expires June 21, 2030.
- ✓ **Generous tenant allowance potentially available.**

#### SIGNAGE AND PARKING:

- ✓ Good storefront signage with excellent visibility. Street parking only available. Excellent access and egress. On major bus routes.



*For more information please contact:*

**BRENT TAYLOR**, Broker of Record / President  
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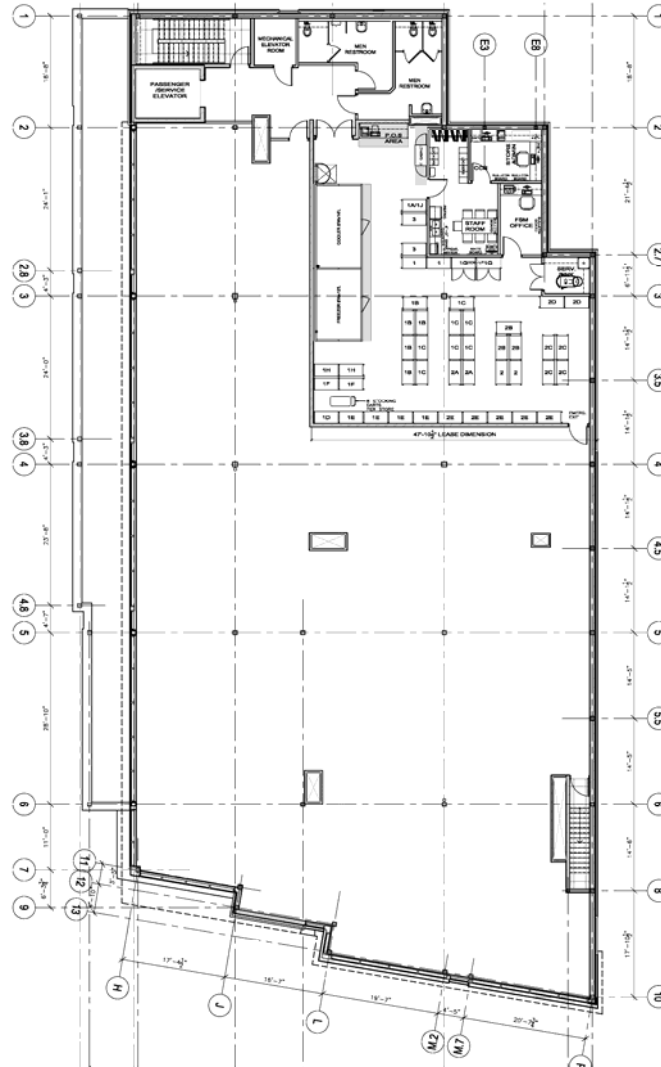
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### FLOOR PLAN



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# **Office Space Opportunity Above SDM**

**8,417 S.F.  
Avialable**



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