

FOR SUBLEASE: Prime Retail

160 Elgin Street (Place Bell), Ottawa



DESCRIPTION: **Bridgehead Coffee Space**

- ✓ Prime retail space for sublease located in the food court at Place Bell, one of downtown Ottawa's tallest office buildings. Located on Elgin Street between Nepean Street and Gloucester Street, downtown Ottawa. Steps away from the Ottawa Courthouse, City Hall, offices and the Rideau Canal.
- ✓ High pedestrian and vehicle traffic counts at this central location. Close to HWY 417. Parking garage at rear. Close proximity to public transportation: O-Train Station on Queen Street. Ten minute walk to STO bus service to Gatineau from Wellington Street.

SPACE AVAILABLE: **Available Immediately**

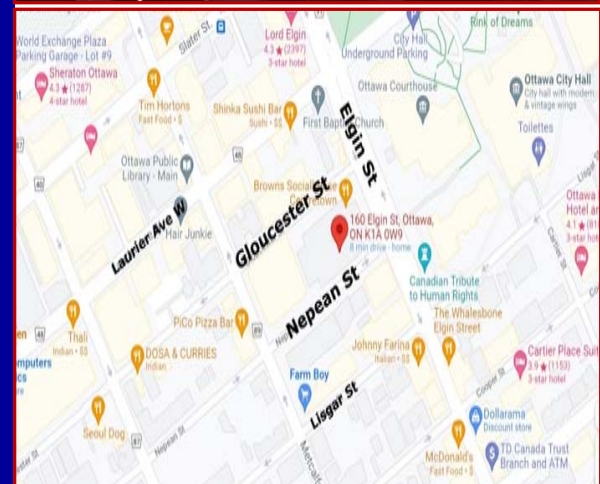
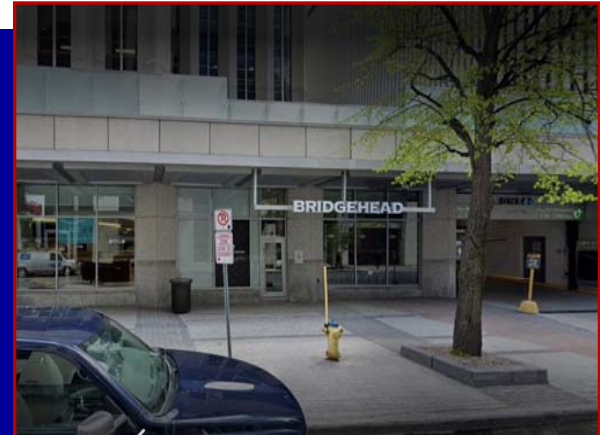
- ✓ Approximately 1,006 square feet available.
- ✓ Lease expires April 30, 2026.

NET RENTAL RATE:

- ✓ Present Day to April 30, 2022 - \$95.67 per square foot per annum net.
- ✓ May 1, 2022 to April 30, 2023 - \$98.54 square foot per annum net.
- ✓ May 1, 2023 to April 30, 2024 - \$101.50 square foot per annum net.
- ✓ May 1, 2024 to April 30, 2025 - \$104.54 square foot per annum net.
- ✓ May 1, 2025 to April 30, 2026 - \$107.68 square foot per annum net

OPERATING COSTS:

- ✓ \$ 30.71 per square foot per annum (estimate).



For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
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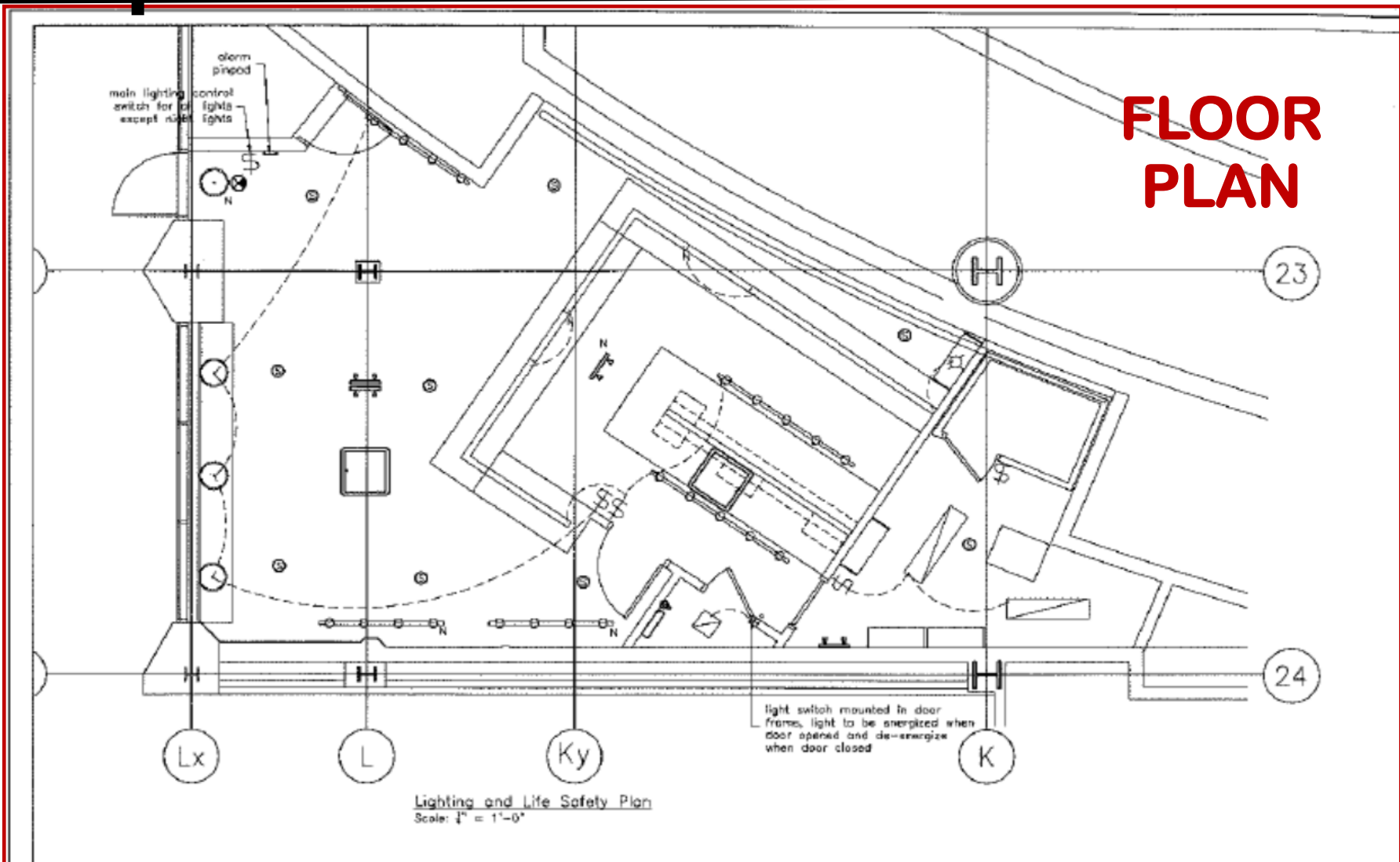
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FLOOR PLAN



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