

# FOR LEASE : **Retail/Office** 2201 Riverside Drive, Ottawa



## DESCRIPTION:

- ✓ **Retail/Office space** available on ground floor level of large apartment building in Ottawa South. **The Riverbank Apartments** are situated only blocks from the Ottawa Hospital Riverside Campus, Carleton University, with easy access to the city's most desired locales, including Billings Bridge Shopping Centre, the RA Recreational Centre and Vincent Massey Park, the Glebe, Lansdowne Park and South Keys. Close proximity to Walmart, Independent Grocer, LCBO, Bulk Barn, McDonalds.
- ✓ Ideal for service retail, studio, massage and office.

## SPACE AVAILABLE AND RENTAL RATES:

- ✓ **Unit 99** – Approx. 500 S.F. @ \$1,000.00 per month gross (includes Utilities) plus HST.
- ✓ **Unit 106** – Approx. 1,000 S.F. @ \$1,800.00 per month gross (includes Utilities) plus HST.

## PARKING:

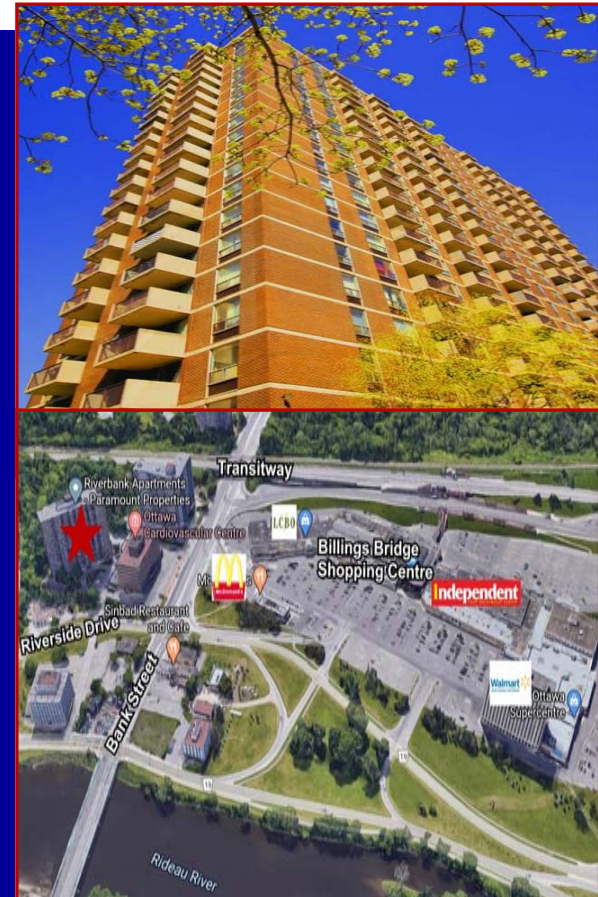
- ✓ 1 underground parking space, 1 customer surface space, limited additional pay parking available for clients.

## SIGNAGE

- ✓ Storefront signage available.

## ACCESSIBILITY:

- ✓ Seconds from OC Transpo Transitway (Billings Bridge Station) with bus routes #1, #5, #112, #115, #141, and #148.
- ✓ Easy access/egress.



*For more information please contact:*

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