

FOR LEASE: Office Space

2430 Bank Street, Ottawa, ON



DESCRIPTION:

- ✓ Office space available in busy shopping centre located at the northwest corner of Hunt Club Road and Bank Street, situated in the heart of Ottawa's sprawling south-end community. This is a prime retail shopping destination surrounded by well established businesses and a captive residential audience in Ottawa South.
- ✓ Join Harvey's, Pharma Choice, Shawarma Place, Microplay, Money Mart, Afro Queen Caribbean Superstore. Helen's Nails & Spa, Dentist, Chiropractor, Milano Pizza, and Pediatrics and Family Medicine. Adjacent to Dymon Storage and across from Waterford Senior Living Residence.
- ✓ The location has excellent visibility along Bank Street, with a high volume of traffic. Easily accessible via car or public transit. South Keys station is a stop on Ottawa's transitway system. Approximately 10 km to downtown Ottawa.

Unit 203-205 - Available Immediately

- ✓ Vacant Space: Approximately 1,159 square feet rentable. (Note: 1,000 square feet could be potentially added in April, 2024).
- ✓ Net Rental Rate: \$15.00 p.s.f. per annum net.
- ✓ Operating Costs: \$17.50 p.s.f. (estimate), includes Hydro, Gas, Water, and Garbage.

Unit 210 - Available Immediately:

- ✓ Vacant Corner Office Space with lots of windows: Approximately 1,000 square feet rentable.
- ✓ Net Rental Rate: \$15.00 p.s.f. per annum net.
- ✓ Operating Costs: \$17.50 p.s.f. (estimate), includes Hydro, Gas, Water, and Garbage.

Details:

- ✓ Heating - by radiant heating. Air Conditioning - common chiller.
- ✓ Each unit controls its own thermostat.
- ✓ Exterior building signage potential.
- ✓ Exclusives - No dentist, massage or chiropractor. Lawyers and Insurance permitted.



For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613)726-7323
Email: brent@brentcomrealty.com
www.brentcomrealty.com

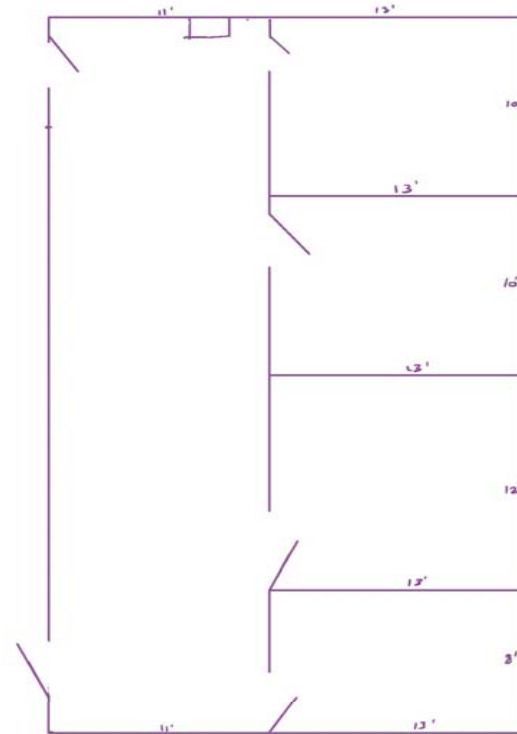
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SUITE 203-205

1,159 S.F.



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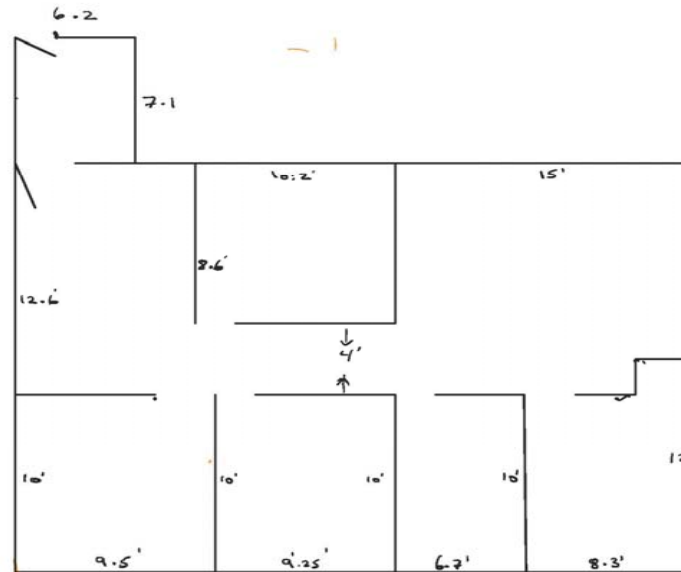
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SUITE 210

1,000 S.F.

**Corner Office
With
Lots of
Windows**



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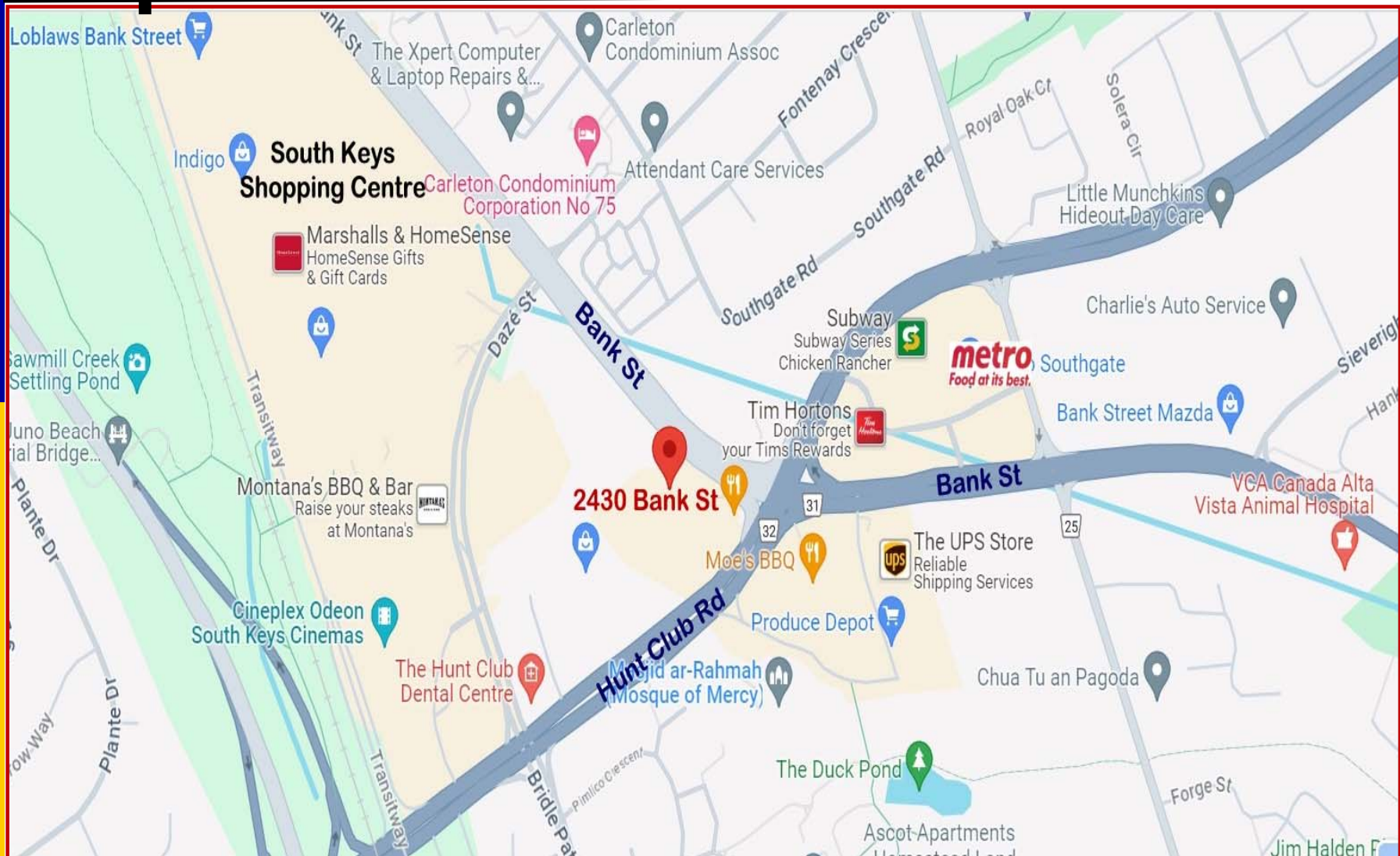
2430 Bank St	
UNIT 201	Align Massage Therapy & Advanced Bodywork
UNIT 203	Goss McCormick, Stiel Barrister, Solicitors, Notaries John D. Goss Colin McCormick
UNIT 204	Ottawa South Chiropractic Clinic Massage & Acupuncture Dr. Susanne Gorka, DC Dr. Vivianne Fortin, DC Dr. Douglas Creaser, DC Isabel, Straudeger, RMT
UNIT 208	Dentist Dr. Marcel Brunet
UNIT 209	Desjardins Insurance Steve Marchese, Agent
UNIT 210	



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