

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 - Vacant Space: Approximately 1,159 square feet rentable.

Unit 207 - Former Law Office. Approximately 550 square feet rentable.
(Units 203-205 and Unit 207 are contiguous space of approximately 1,709 square feet).

- ✓ 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

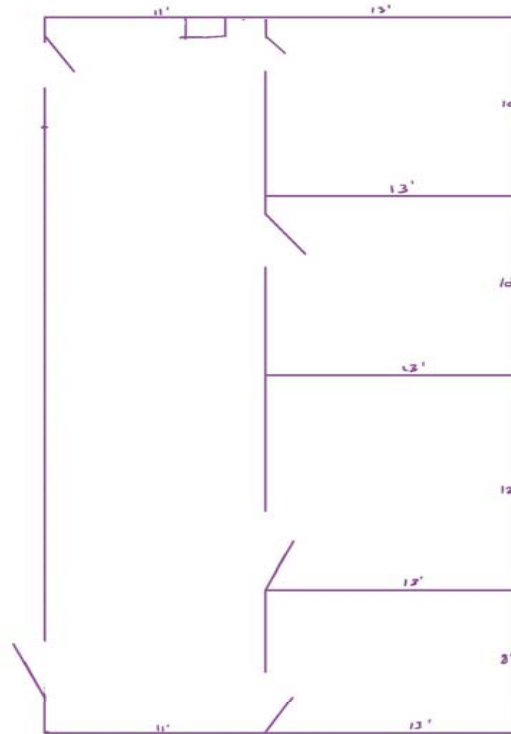
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SUITE 203-205

1,159 S.F.



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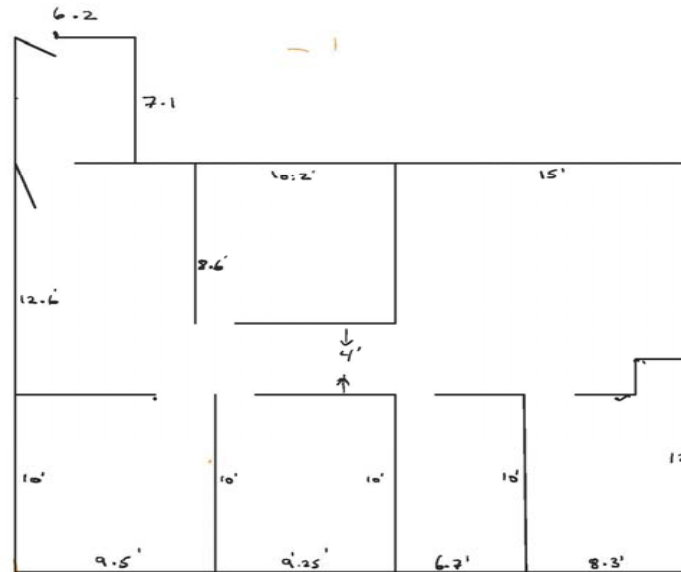
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SUITE 210

1,000 S.F.

**Corner Office
With
Lots of
Windows**



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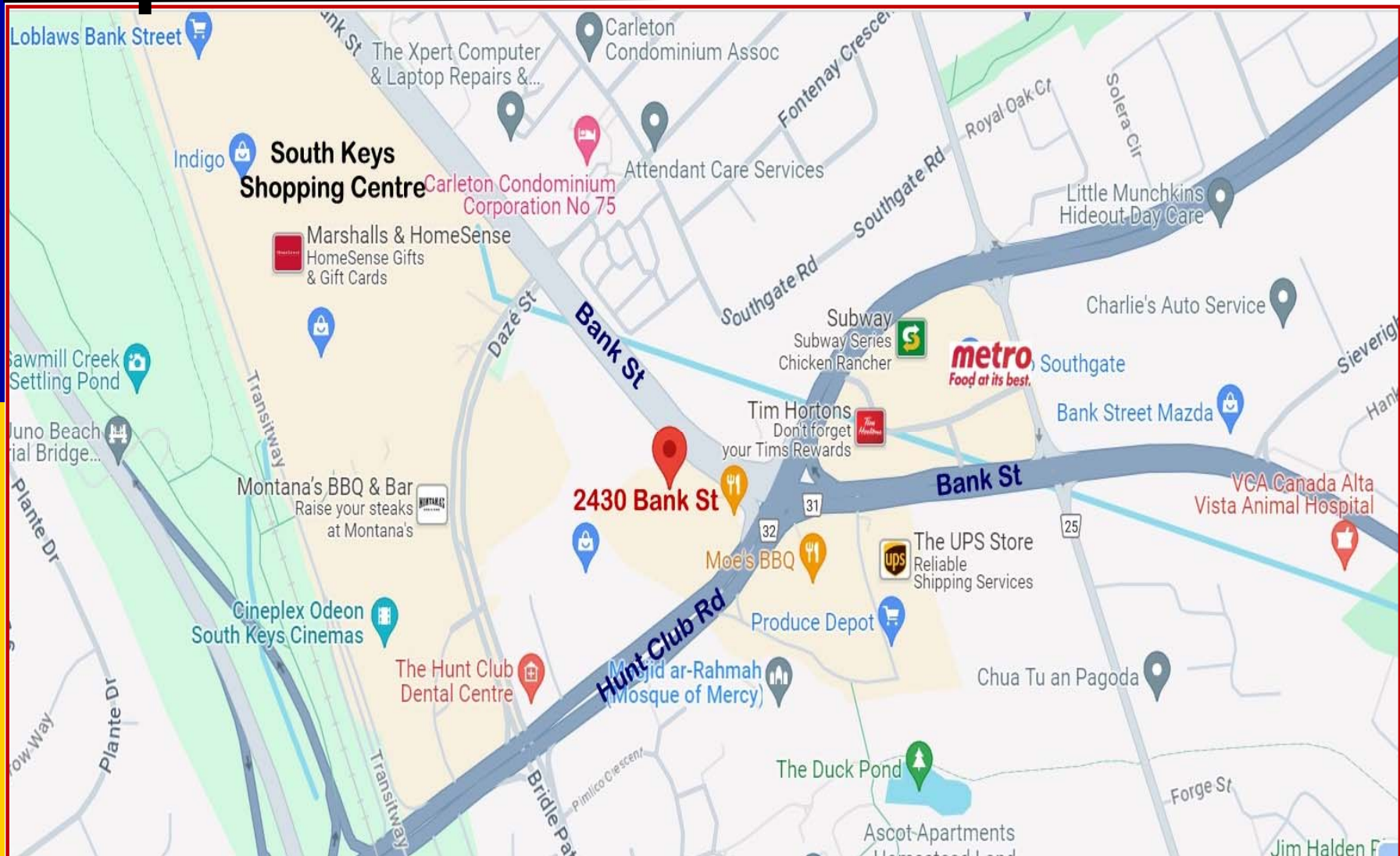
2430 Bank St	
UNIT 201	Align Massage Therapy & Advanced Bodywork
UNIT 203	Goss McCormick, Stiel Barrister, Solicitors, Notaries John D. Goss Colin McCormick
UNIT 204	Ottawa South Chiropractic Clinic Massage & Acupuncture Dr. Susanne Gorka, DC Dr. Vivianne Fortin, DC Isabel: Straudinger, RMT
UNIT 208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



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