

FOR LEASE:

280 Catherine St., Ottawa, ON



DOWNTOWN COMMERCIAL / RETAIL / SHOWROOM SPACE

- ✓ Completely renovated space available in Ottawa Central fronting on Catherine Street, between Lyon Street and Kent Street. Directly across from the former Greyhound Bus Terminal scheduled to be redeveloped. Backing onto Highway 417, and 2 blocks from the Bronson ramp.
- ✓ Ideal location for a retail, showroom, kennel, production centre.

SPACE AVAILABLE:

- ✓ 4,920 S.F. ground floor space at \$24.00 per square foot net per annum.
- ✓ 750 S.F. basement space at \$20.00 per square foot gross per annum.

OPERATING COSTS (Estimate):

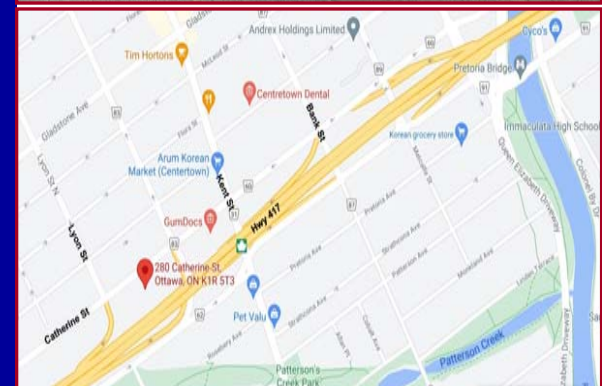
- ✓ \$12.00 per square foot per annum. Includes building insurance, snow removal, 5 parking spots, property tax, property management and HVAC maintenance. Tenant's responsibility to pay for its own utilities as well as Gallery 101 use of utilities. Additional parking available for \$133.00+HST per month.

ACCESS / PARKING/ SIGNAGE:

- ✓ Excellent visibility, access, egress.
- ✓ Ample on-site pay parking.
- ✓ Prominent storefront signage and pylon signage.

ZONING:

- ✓ GM3[1336] F(3.0) H(19) - General Mixed Use Zone.



For more information please contact:

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BUILDING SPECIFICATIONS:

Unit Size

Ground floor is 120 feet by 41 feet totalling 4,920 sq.ft. Basement is 750 sq.ft. Clean, bright finished basement (concrete and ceramic).

Exterior

The building is completely renovated with all new windows and doors. All new bricks, windows, lights (front, side and back). All new awnings on the East, West and North of the building.

Interior

Open concept. Concrete floors with completely new ceramic. New columns and beams. All new electrical and plumbing.

Ceiling Height:

Approximate clear height of 13 feet.

Utilities:

There is only 1 meter which the gallery 101 is connected to. They use very little utilities therefore, it will be the Tenant's responsibility to pay for their own use as well as the Gallery 101 use.

Electrical Capacity:

60 amps 600 volts 3 phase electrical service, which can be sufficient for commercial stores but may be upgraded to 200 amps 600 volts phase 3 (all to be verified by Tenant).

Hvac capacity:

Two 6 ½ Ton HVAC system on the rooftop . All duct work completed for an open concept.

Loading:

Two new glass overhead garage doors (11ft X 11ft and 12ft X11ft).

Washrooms

Two handicap accessible bathrooms with floor to ceiling ceramics. State of the art flush valve fixtures.

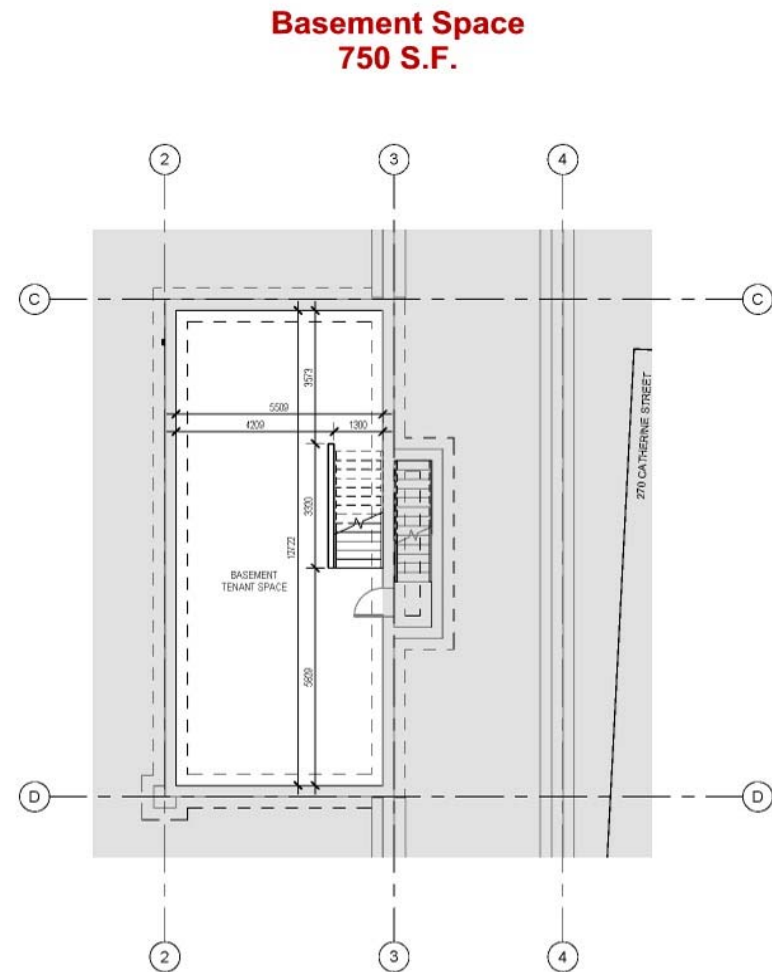
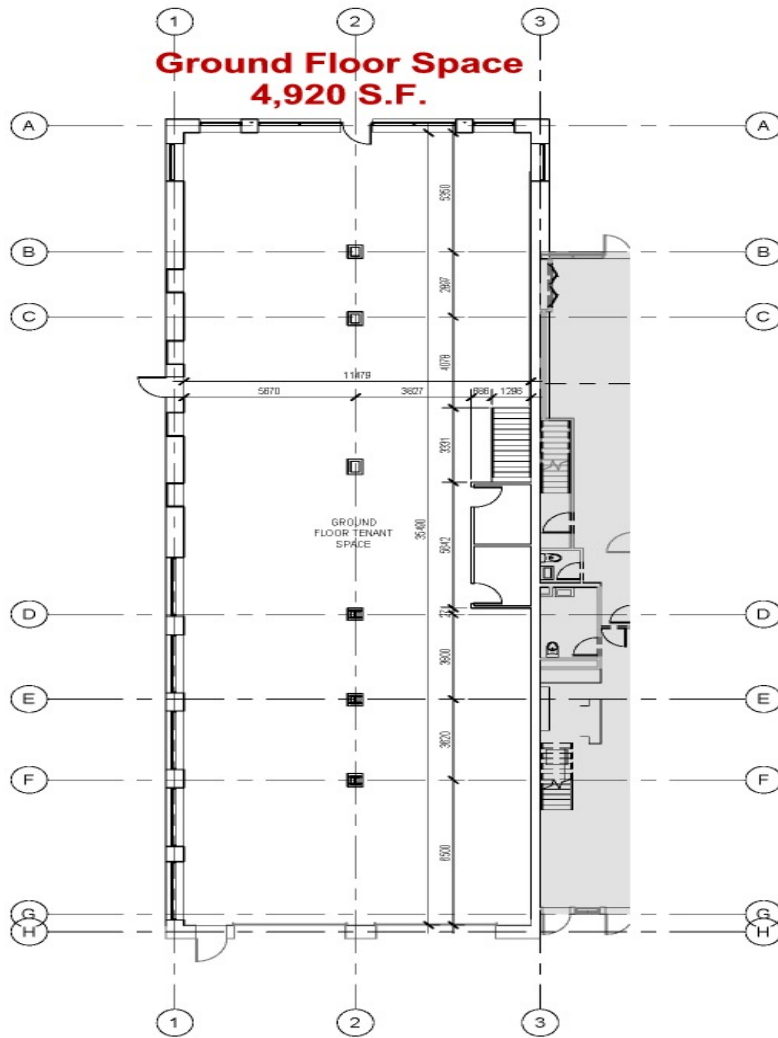
Parking:

Five parking spots included in Operating Costs. Additional parking available for \$133.00 + HST per month.

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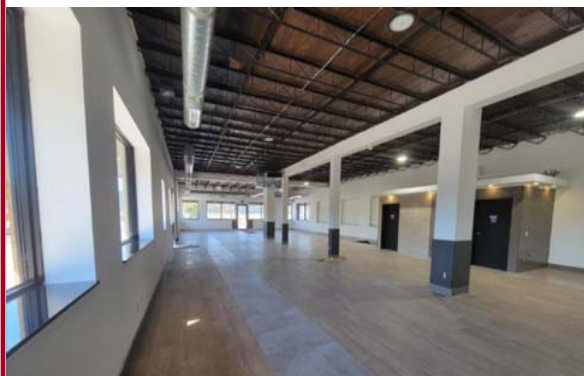
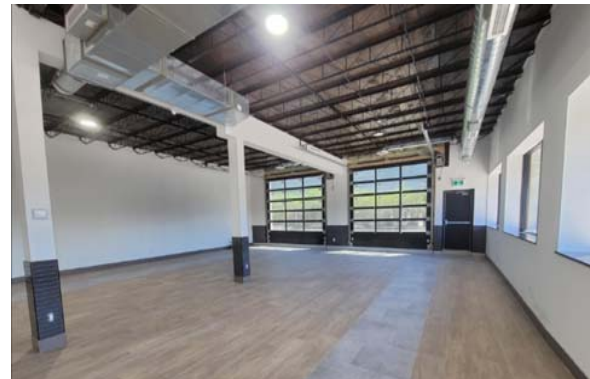
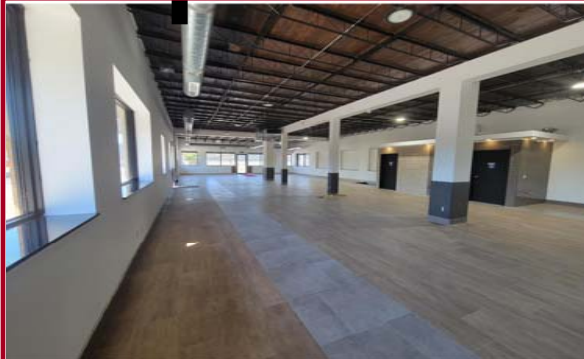
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