

# FOR SUBLEASE: **Byward Market**

## 298 Dalhousie Street, Ottawa, ON K1N 7E5



### Prime Office Space:

#### DESCRIPTION:

- ✓ Opportunity to lease quality office space above Shoppers Drug Mart located on Dalhousie Street at the corner of Clarence Street. Second floor space walk-up.
- ✓ High pedestrian and automotive traffic, and well serviced by public transportation and future LRT. Close to Parliament Hill, the City's museums, the NAC, Rideau Centre, Shaw Centre and steps away from Ottawa's hottest restaurants, hotels and entertainment district.

**SPACE AVAILABLE:** Available Immediately.

- ✓ Approximately 1,190.60 square feet available on 2nd floor above Shoppers Drug Mart.

**NET RENTAL RATE:** Lease term expires term expires April 30, 2024.

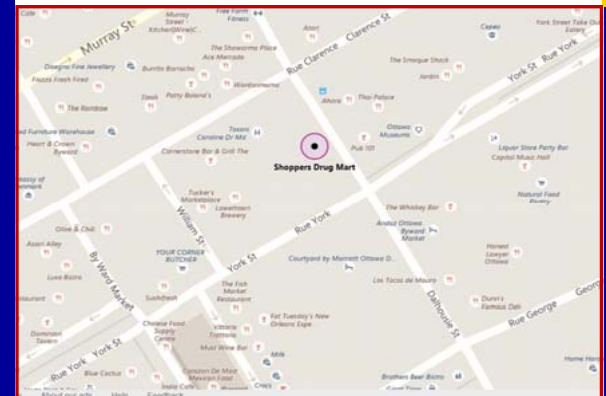
- ✓ Commencement to April 30, 2021 - \$17.00 p.s.f. net per annum.
- ✓ May 1, 2021 to April 30, 2024 - \$19.00 p.s.f. net per annum.

**OPERATING COSTS:** (estimate)

- ✓ \$15.50 per square foot [CAM \$9.70 p.s.f.; Realty Tax \$5.80 p.s.f.].

**PARKING, ACCESS/EGRESS:**

- ✓ Metered street parking and City parking garage available close by on Clarence Street.
- ✓ Excellent access and egress.



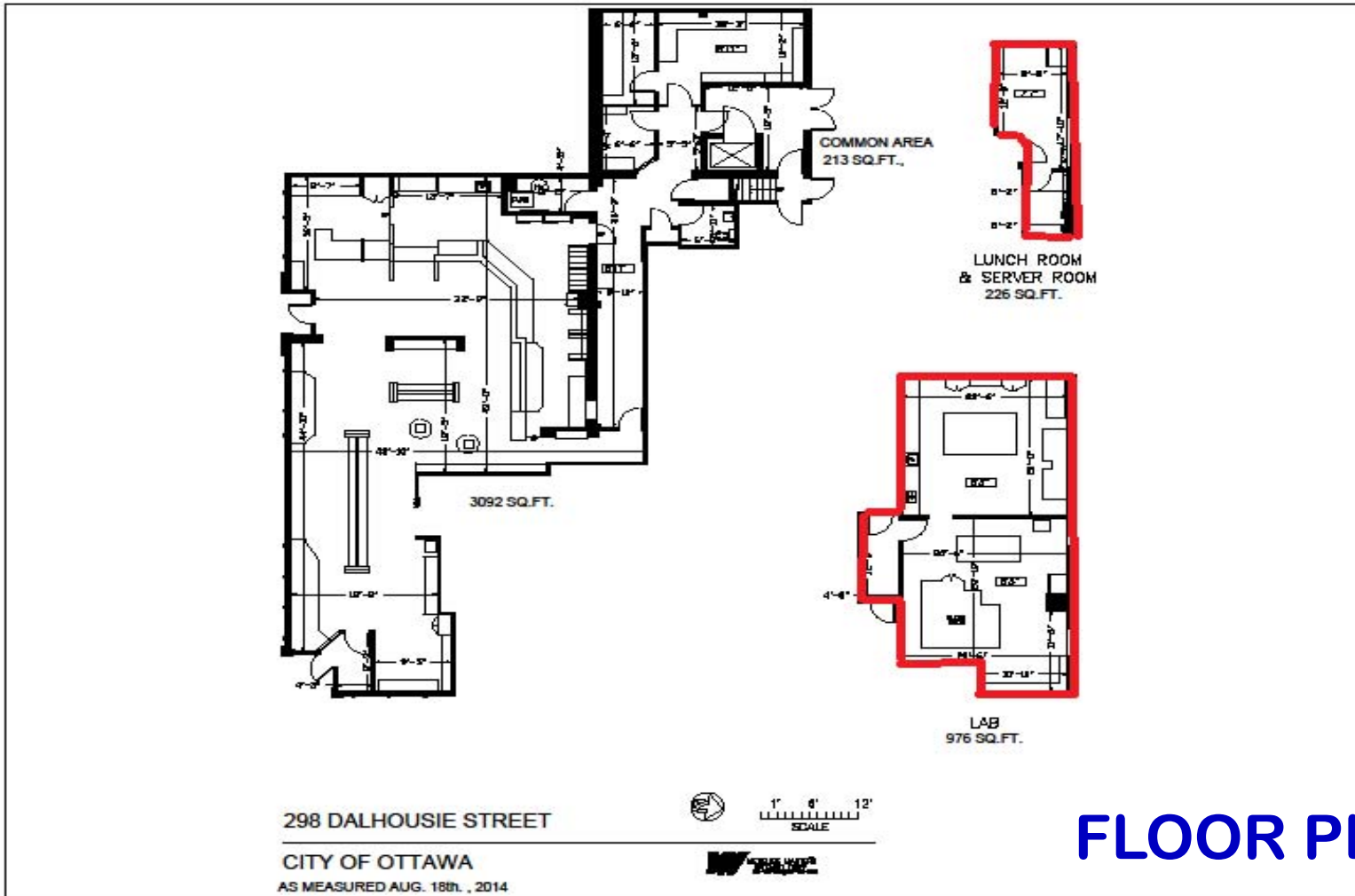
*For more information please contact:*

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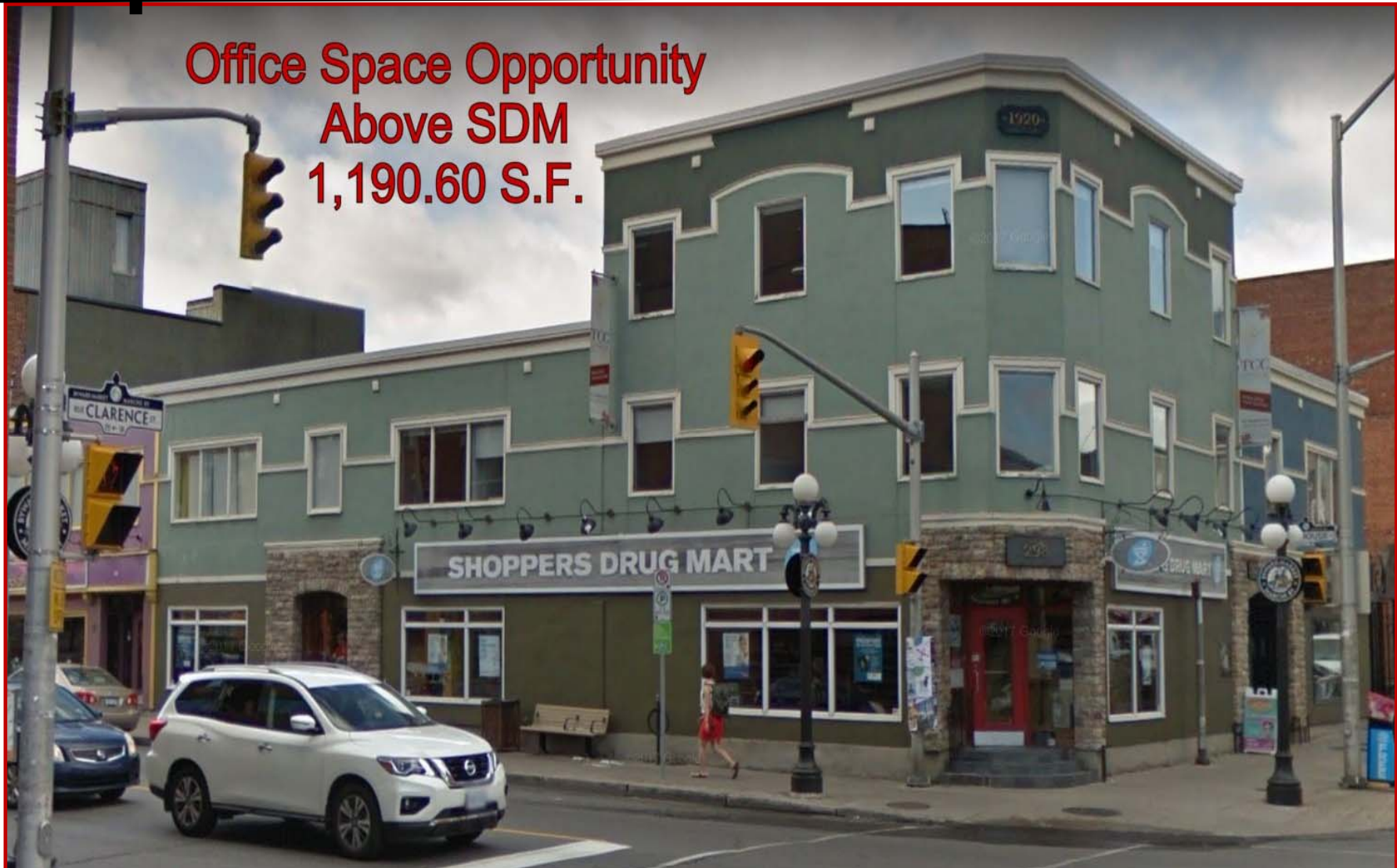


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**BRENTCOM**  
REALTY CORPORATION, BROKERAGE  
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING

**Office Space Opportunity**  
**Above SDM**  
**1,190.60 S.F.**



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