

# FOR LEASE - RETAIL / RESTAURANT

## 384 Rideau Street, Ottawa

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

### DESCRIPTION: **Former Iconic Rideau Bakery**

- ✓ Streetfront retail/restaurant space between Friel Street and Nelson Street, across from Loblaws and TD Bank on Rideau Street, a high traffic, major thoroughfare in downtown Ottawa.
- ✓ Close proximity to Rideau Centre, Byward Market, Parliament Hill, Ottawa University, National Arts Centre, National Gallery, LRT Rideau Station, Hwy 417 and bridge to Quebec.
- ✓ Ottawa's downtown area is currently benefitting from a large growth in residential condos and apartments in the immediate vicinity.

### SPACE AVAILABLE: Available immediately.

- ✓ 2,830 square feet rentable plus full basement.

### RENTAL RATE:

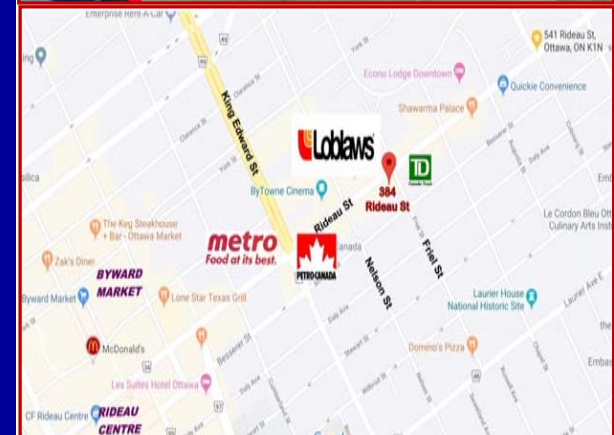
- ✓ \$20.00 per square foot per annum net.

### OPERATING COSTS:

- ✓ \$12.00 per square foot [CAM (\$6.50) and Realty Tax (\$5.50)] (estimate).

### SIGNAGE, ACCESS & PARKING:

- ✓ Prominent storefront signage available.
- ✓ Excellent access by car, bike or public transportation.
- ✓ Street parking.



*For more information please contact:*

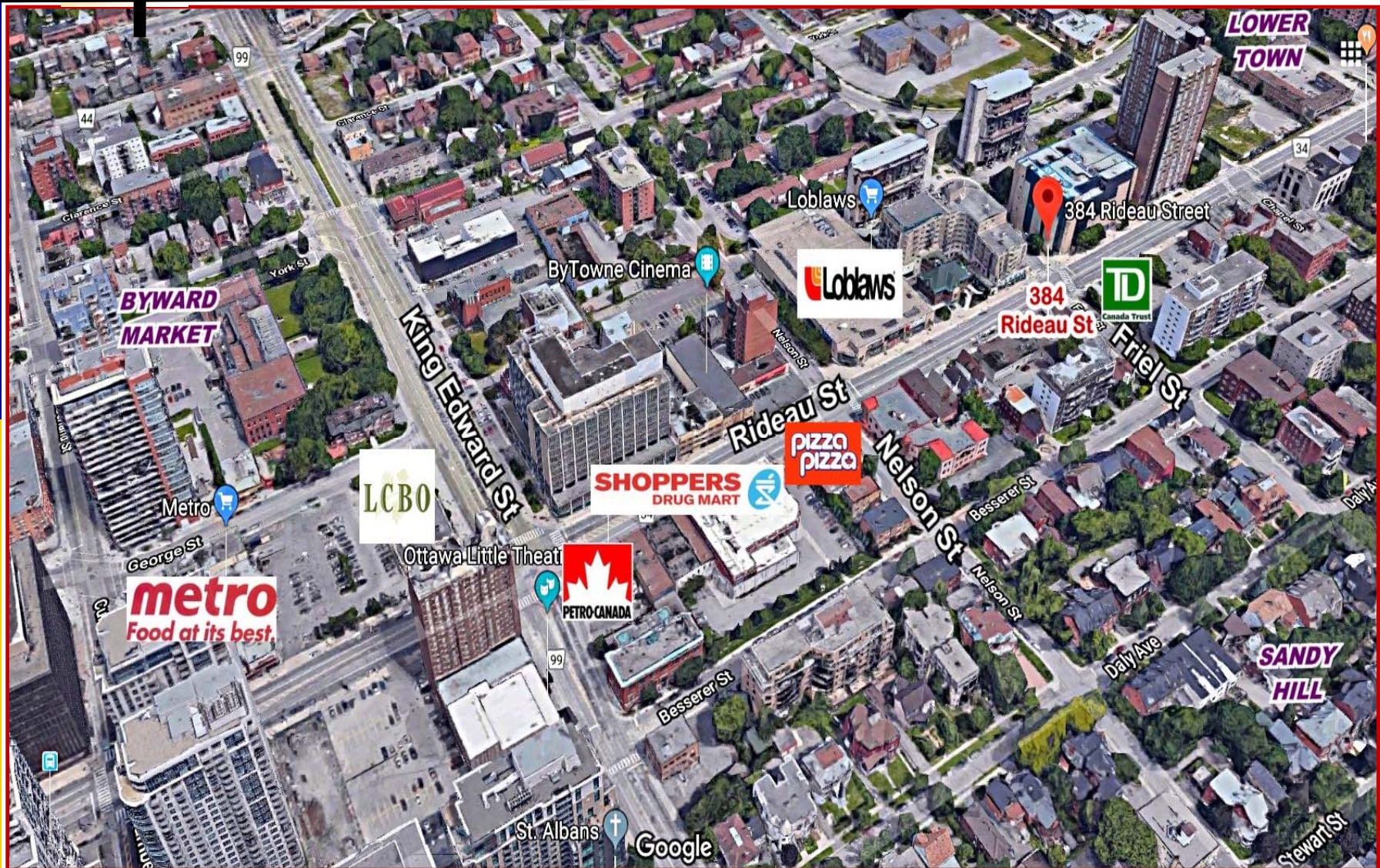
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