

FOR LEASE:

417-421 Bank Street, Ottawa



CENTRETOWN - FREESTANDING PRIME RETAIL BUILDING

- ✓ Retail space available for lease located in the heart of Centretown fronting on Bank Street at the corner of Frank Street. Right beside Staples and paid parking lot.
- ✓ Busy Bank Street location with high volumes of pedestrian traffic. Walking distance to the shops and restaurants on Bank Street and Elgin Street, the Rideau Centre, Parliament Buildings, and The Glebe.
- ✓ Excellent access to public transport and in close proximity to the Parliament LRT station. Short drive to Hwy 417.

SPACE AVAILABLE AND RENTAL RATES:

Available January 1, 2022

- ✓ 2,500 S.F. ground floor space at \$30.00 per square foot net per annum.
- ✓ 2,500 S.F. basement space at \$10.00 per square foot gross per annum.

OPERATING COSTS:

- ✓ \$44,686.34 per annum (estimate) [Realty Taxes: \$37,489.22; Insurance: \$7,197.12).
- ✓ Tenant pays utilities separately metered.

ACCESS / PARKING/ SIGNAGE:

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



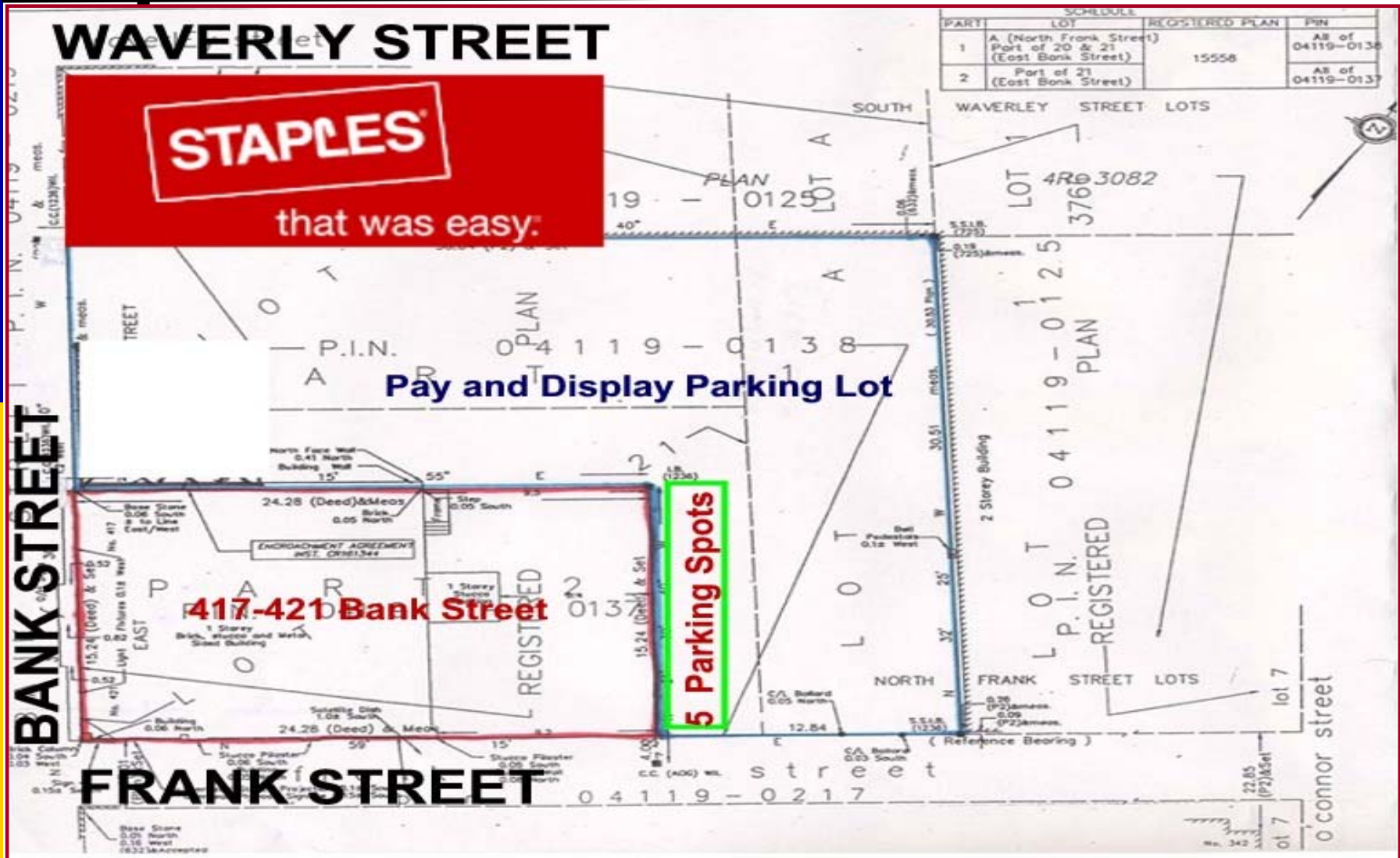
For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613) 726-7323
Fax: (613) 721-8849
Email: brent@brentcomrealty.com
www.brentcomrealty.com

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

FOR LEASE:

417-421 Bank Street, Ottawa

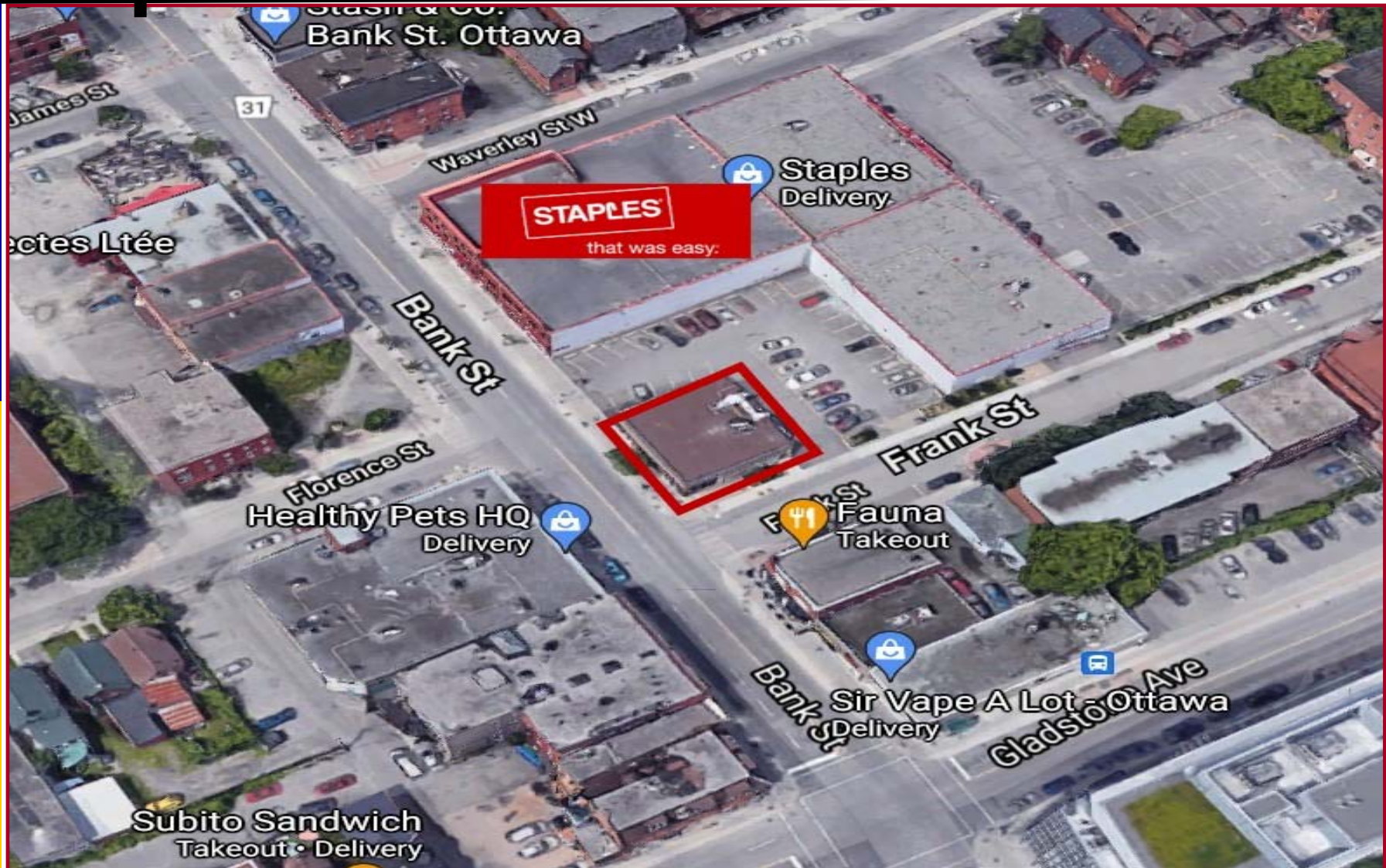


The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

FOR LEASE:

417-421 Bank Street, Ottawa

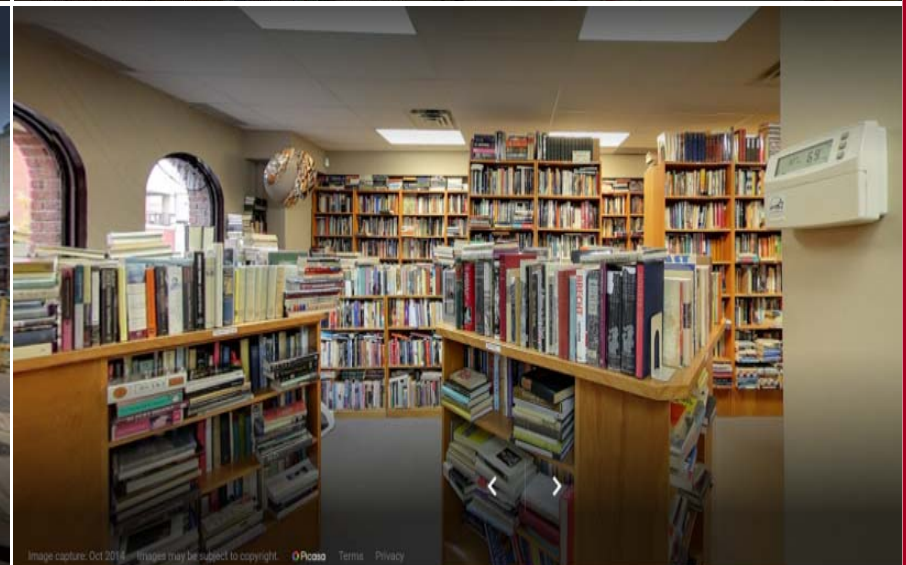
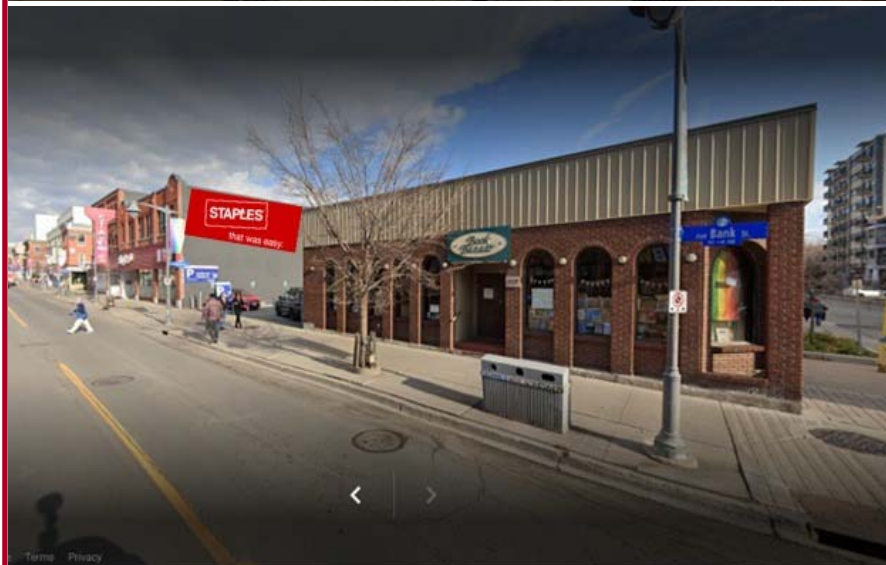
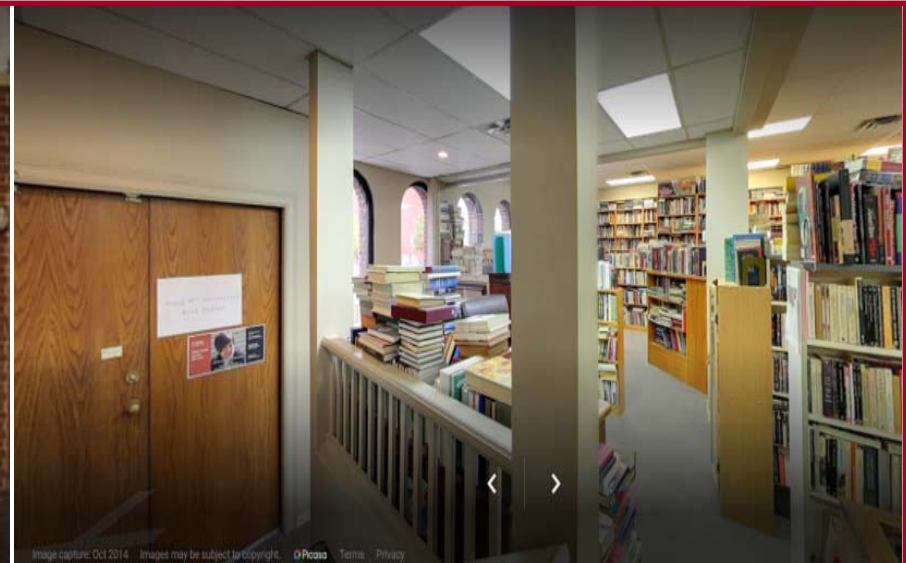
BRENTCOM
REALTY CORPORATION, BROKERAGE
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

FOR LEASE:

417-421 Bank Street, Ottawa



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.