

FOR LEASE - RETAIL / RESTAURANT

580 Rideau St. / 168 Charlotte St., Ottawa



DESCRIPTION:

- ✓ Ground level, street front retail/restaurant space in newly renovated Medical/ Professional Building located at the corner of Charlotte Street and Rideau Street, a high traffic, major thoroughfare in downtown Ottawa, in the densely populated Sandy Hill neighbourhood. Join Guardian Pharmacy, Abboud Optical, O-C Physio, Align Massage, CDN Diagnostics, Biotest Lab, and medical services.
- ✓ 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:

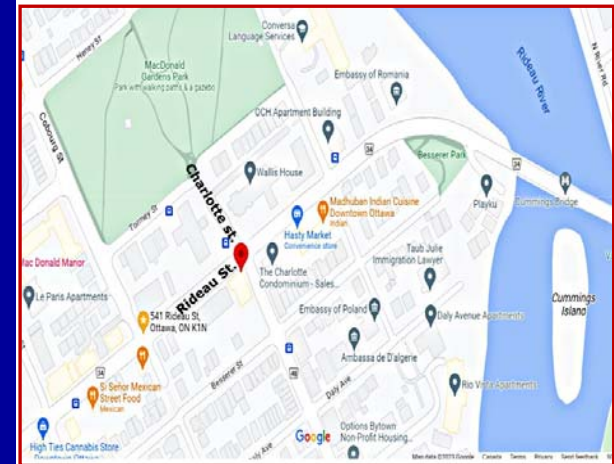
- ✓ **Suite 104** - Approx. 1,185 square feet rentable (fronting on Rideau Street) with sliding patio windows.
 - * Minimum Rent: \$40.00 per square foot per annum net
 - * Additional Rent estimated 2023 CAM and REALTY TAX: \$15.00 per square foot per annum (estimate).
 - * Utilities to be separately check metered by Landlord.
- ✓ **Suite 101** - Approx. 1,540 square feet rentable (fronting on Charlotte Street) with patio.
 - * Minimum Rent: \$35.00 per square foot per annum net
 - * Additional Rent estimated 2023 CAM and REALTY TAX: \$15.00 per square foot per annum (estimate).
 - * Utilities to be separately check metered by Landlord.

Underground Parking – Available at \$400.00 per month.

Surface Parking – Available at \$200.00 per month.

ACCESS & PARKING:

- ✓ Excellent access by car, bike or public transportation. Street parking and on-site parking.



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

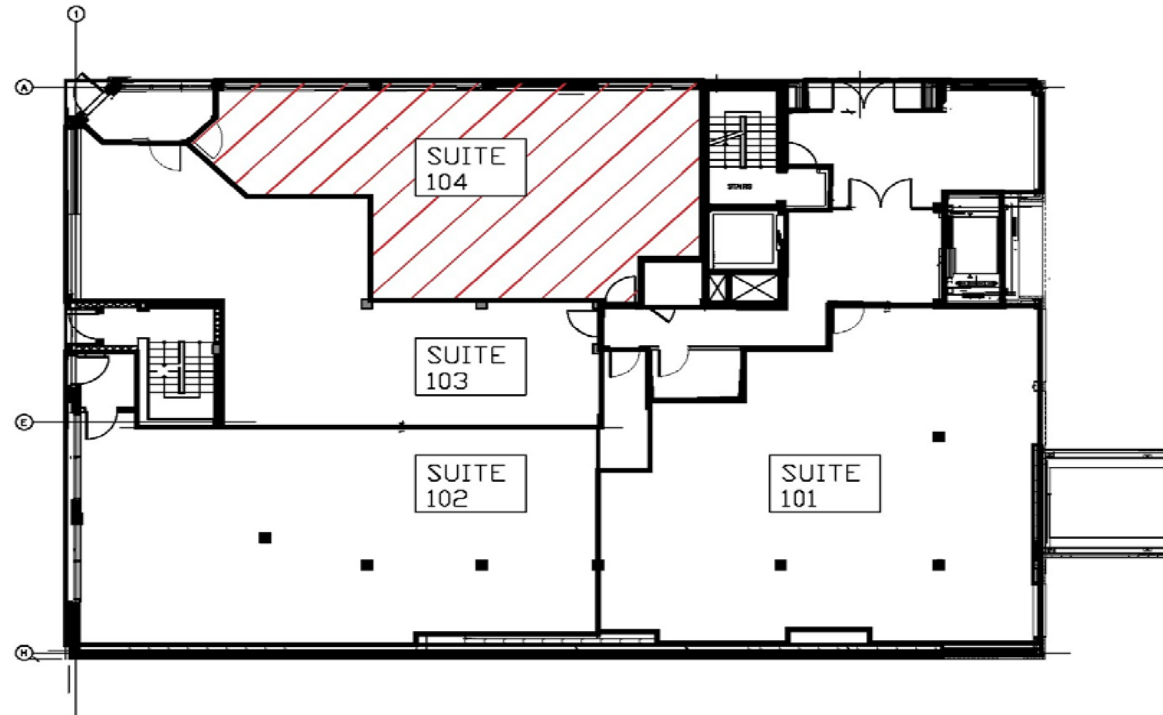
The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are 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.

FOR LEASE - RETAIL / RESTAURANT

580 Rideau St. / 168 Charlotte St., Ottawa



SUITE 104
1,184.68 S.F.
Rentable



SUITE 104

RENTABLE AREA : 1,184.68 sqft

ANSI/BOMA Z65.1-1996

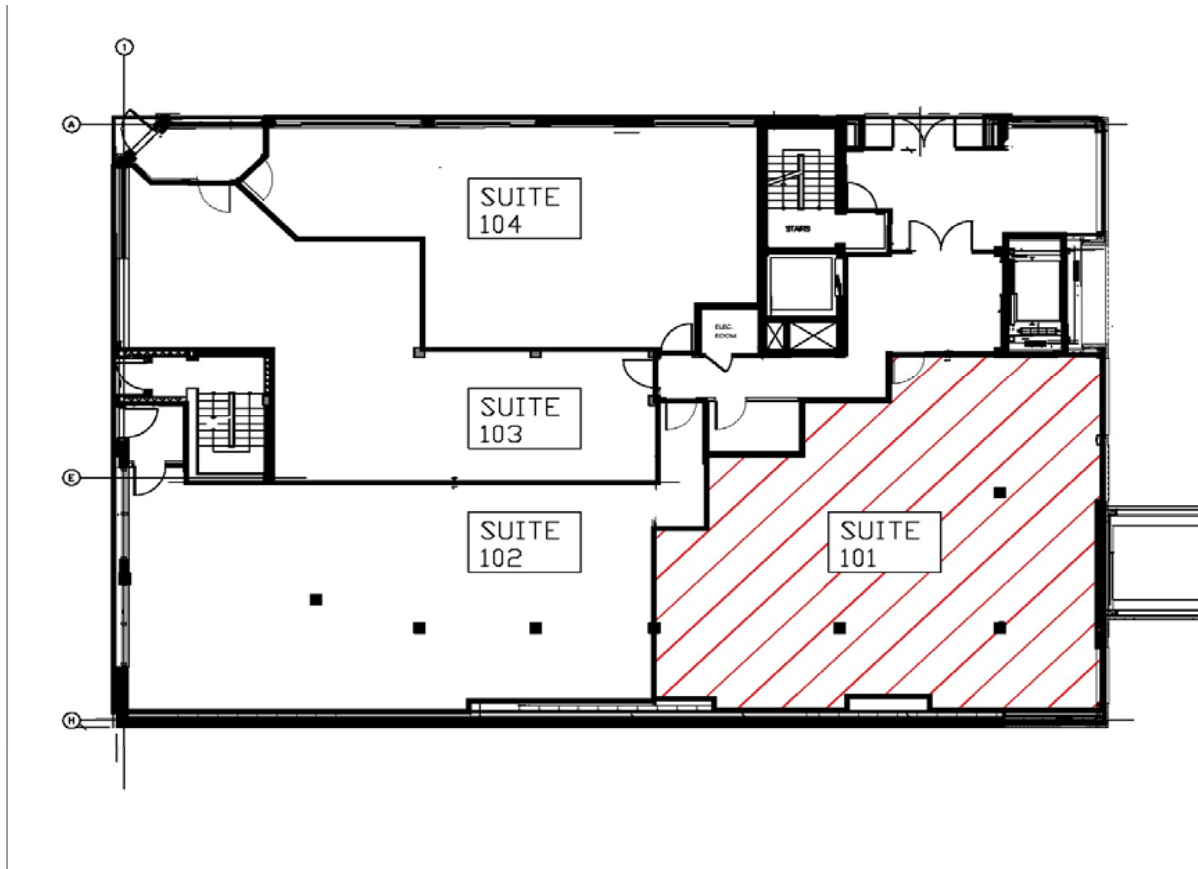
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FOR LEASE - **RETAIL / RESTAURANT**

580 Rideau St. / 168 Charlotte St., Ottawa



SUITE 101
1,540.02 S.F.
Rentable



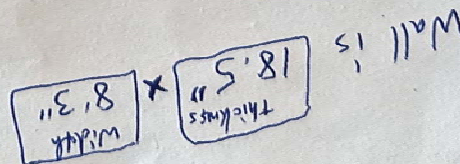
SUITE 101

RENTABLE AREA : 1,540.02 sqft

ANSI/BOMA Z65.1-1996

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All measurements to be verified by Tenant. 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.