

FOR SUBLEASE: Prime Retail

852 Bank Street, Ottawa, ON



DESCRIPTION:

- ✓ Exceptional high-visibility location at the corner of Bank Street and Fifth Avenue for sublease in a newly built 4-storey mixed-use building. A unique opportunity to locate at street level at one of the most prominent and busiest corners in the heart of the Glebe.
- ✓ Co-tenants include Score Pizza & Superette. Steps away from Landsdowne Park. Close to McDonald's, Kettleman's Bagel, Beer Store.
- ✓ High pedestrian and vehicle traffic counts at this central downtown location. Signalized corner. Well-served by public transportation. Close to HWY 417.

SPACE AVAILABLE:

- ✓ Unit 105: Approximately 1,316.6 square feet rentable.
- ✓ Ground Floor. Facing Fifth Avenue. Available Immediately.
- ✓ Lease expires June 29, 2025. Additional term potentially available from landlord.

NET RENTAL RATE:

- ✓ Present Day to June 29, 2025 - \$38.00 per square foot per annum net.

OPERATING COSTS:

- ✓ \$16.50 per square foot per annum (estimate).

ELECTRICAL:

- ✓ 225 amp. 120/208v 3 phase 4 wire (to be verified by tenant).

SIGNAGE & PARKING:

- ✓ Prominent Signage. Ample street parking.



For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
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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.

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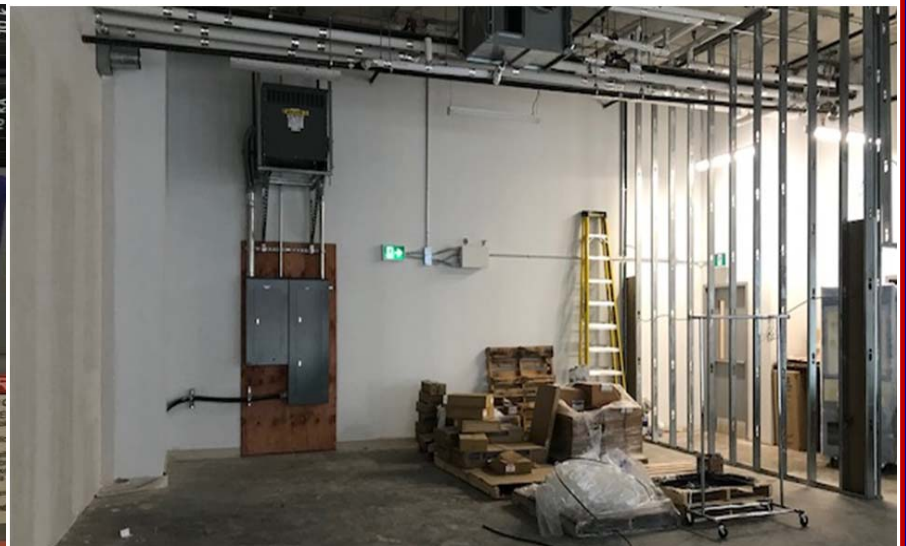
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