

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:

- ✓ \$21.28 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
Tel: (613)726-7323 Fax: (613)721-8849
Email: brent@brentcomrealty.com
www.brentcomrealty.com

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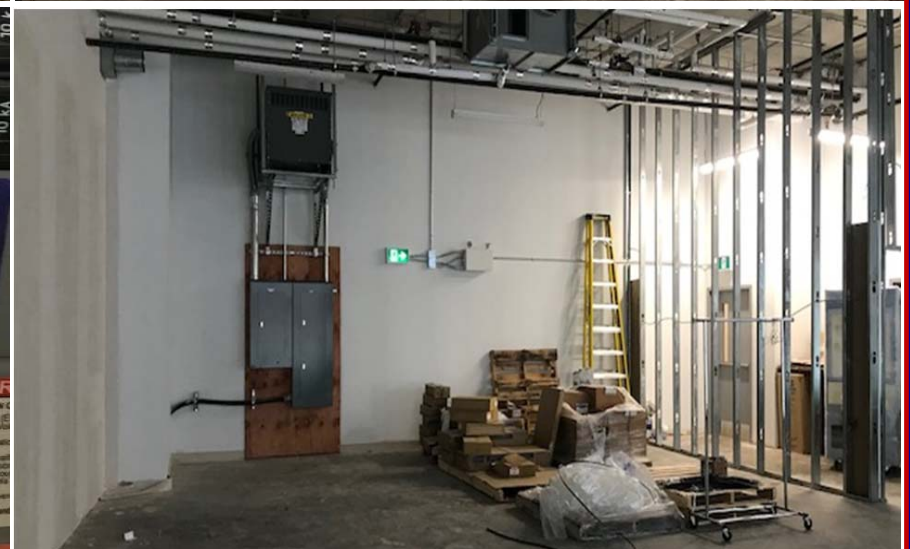
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