

FOR LEASE: PRIME RETAIL

87 Murray Street, Ottawa

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

DESCRIPTION: BYWARD MARKET

- ✓ Exceptional retail space for lease in the heart of Ottawa's historic ByWard Market, on Murray Street between Parent Avenue and Dalhousie Street. This sleek, spacious ground-floor unit offers an open floor plan and generous frontage for any tenant looking for a location in this busy neighbourhood. This unit also features floor-to-ceiling windows bringing plenty of natural light into the space. Exclusive storefront signage with excellent visibility.
- ✓ Metered street parking and City parking garages nearby.
- ✓ The ByWard Market draws both locals and tourists. High pedestrian traffic, and well serviced by public transportation, the LRT Rideau Station, with easy access to Hwy 417.
- ✓ Close to Parliament Hill, the City's museums, the NAC, Rideau Centre, Shaw Centre and steps away from Ottawa's hottest restaurants, hotels and entertainment district.

SPACE AVAILABLE: January 1, 2025

- ✓ Approx. 2,651 square feet rentable.

NET RENTAL RATE:

- ✓ \$35.00 per square foot per annum net.

OPERATING COSTS:

- ✓ \$14.04 per square foot per annum (estimate). [CAM:\$9.04 and Realty Taxes: \$5.00]. Separate gas and electrical meter, and a water submeter.
- ✓ **Electrical Service:** 100 Amps; **HVAC size/age:** Lennox 7.5-ton air handling unit/ 5 years; **Water Line:** ¾ inch supply line and drains 4 inches.



For more information please contact:

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BRENTCOM REALTY CORPORATION, BROKERAGE
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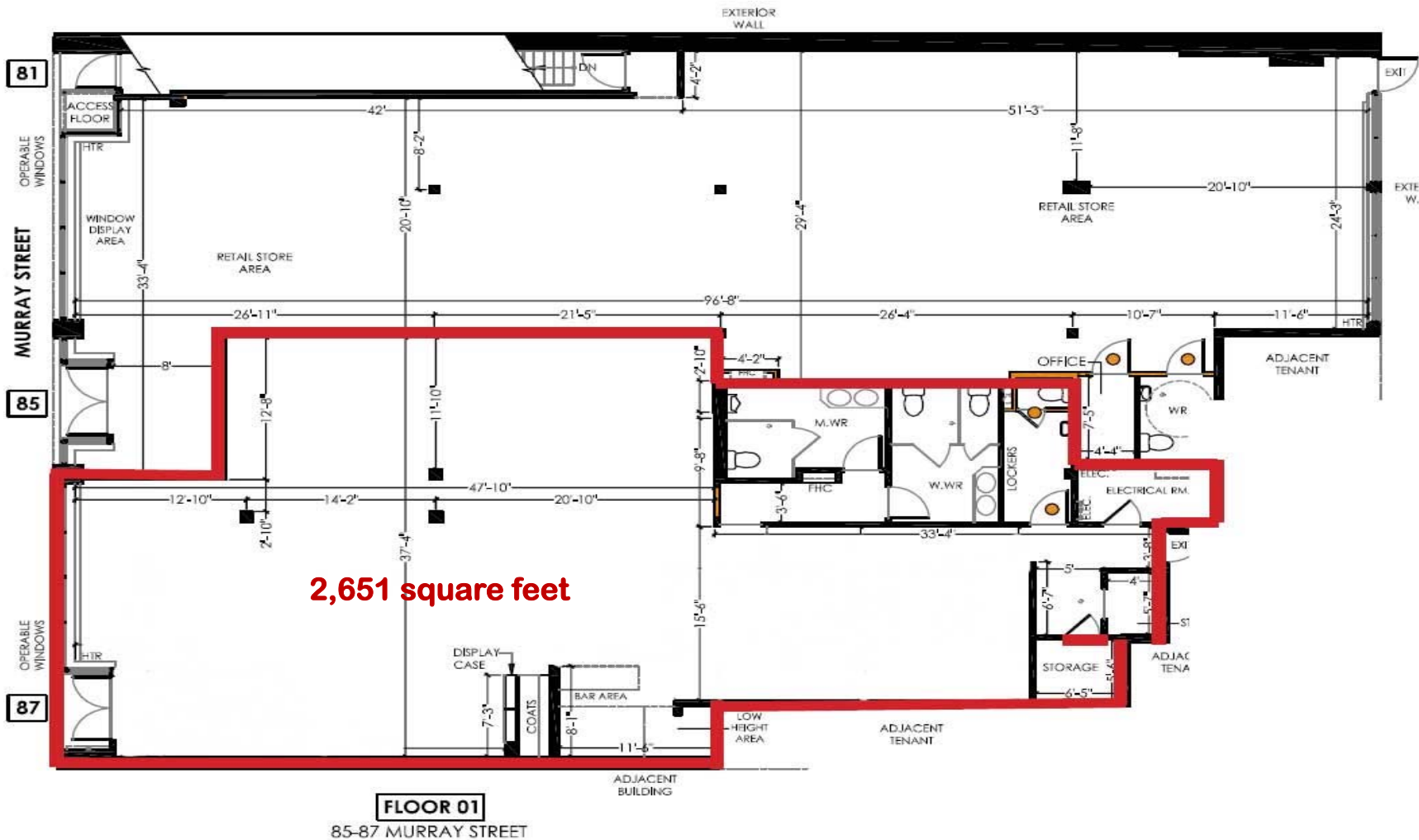
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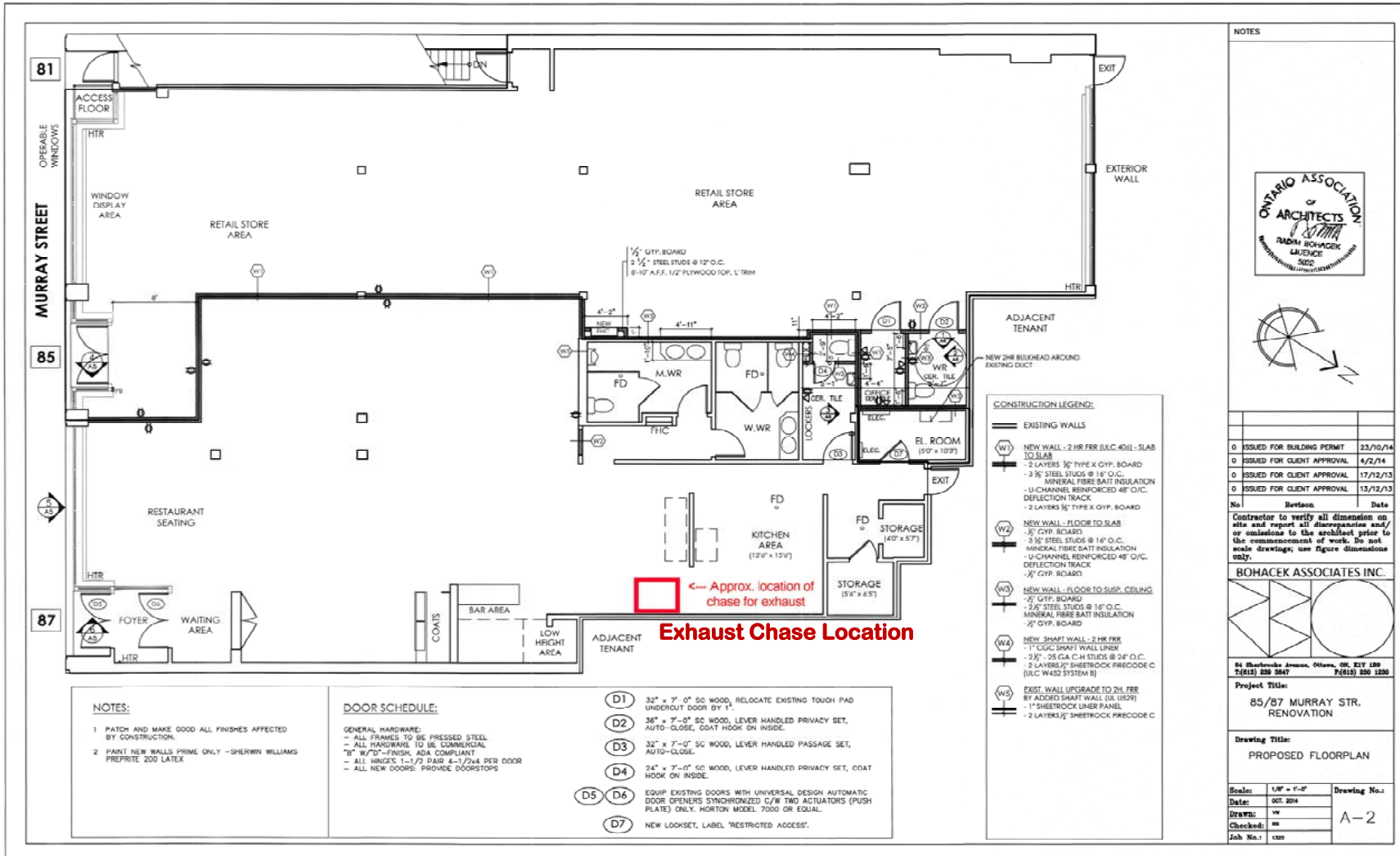
FLOOR PLAN



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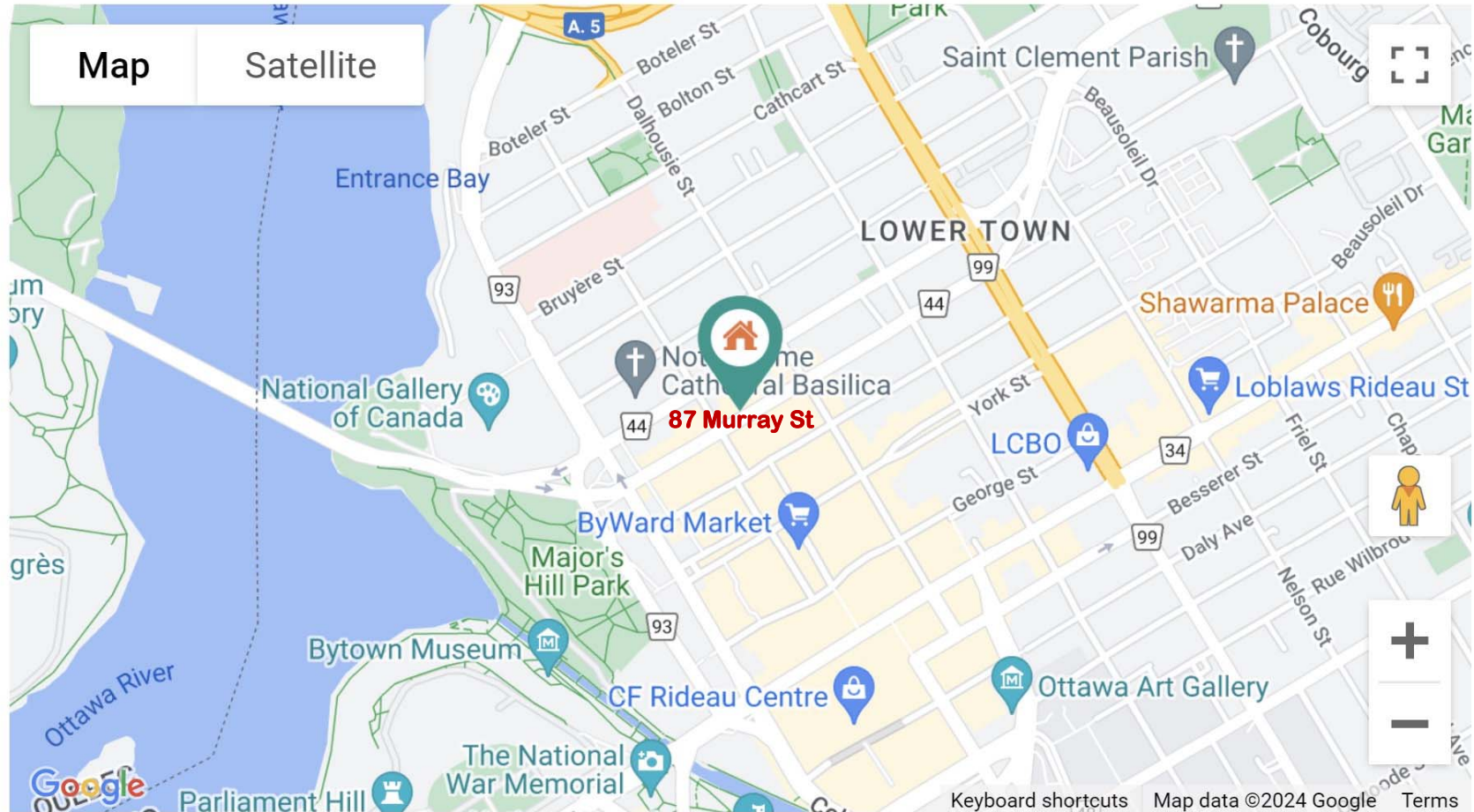
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Property on Map



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