

FOR LEASE

470 SOMERSET STREET WEST

Ottawa, ON K1R 5J8



JOHN ZINATI
+1(613)880.4106
john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

 **ZINATI**
REALTY
COMMERCIAL BROKERAGE

470 SOMERSET STREET WEST OTTAWA, ON K1R 5J8

Executive Summary



OFFERING SUMMARY

Available SF: 3,050 SF

Lease Rate: \$10,000.00 monthly + HST, inclusive of base rent, additional rent, and property taxes.

PROPERTY OVERVIEW

Located between Kent & Lyon Street, this fully renovated three story red-brick building is a great opportunity for a small to medium enterprise in the heart of Centretown. The standalone building features approx. 3,050 square feet of office space over three stories and includes six (6) parking spaces. It is filled with plenty of natural light and can accommodate many different professions such as design firms, staffing agencies, law firms, etc. This property offers great access to Highway 417, walking distance to the Lyon LRT station and many amenities close by on Bank Street including Massine's Independent Grocer and Dollarama. Tenant pays all utilities. Available October 1st, 2026.

PROPERTY HIGHLIGHTS

- Fully Renovated.
- Natural gas forced air heating.
- Modern AC.
- On-site parking.
- Walking distance to restaurants and shopping.
- Basement storage.

JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

470 SOMERSET STREET WEST
OTTAWA, ON K1R 5J8

Additional Photos



JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

ZINATI
REALTY
COMMERCIAL BROKERAGE

470 SOMERSET STREET WEST
OTTAWA, ON K1R 5J8

Additional Photos



JOHN ZINATI

+1(613)880.4106

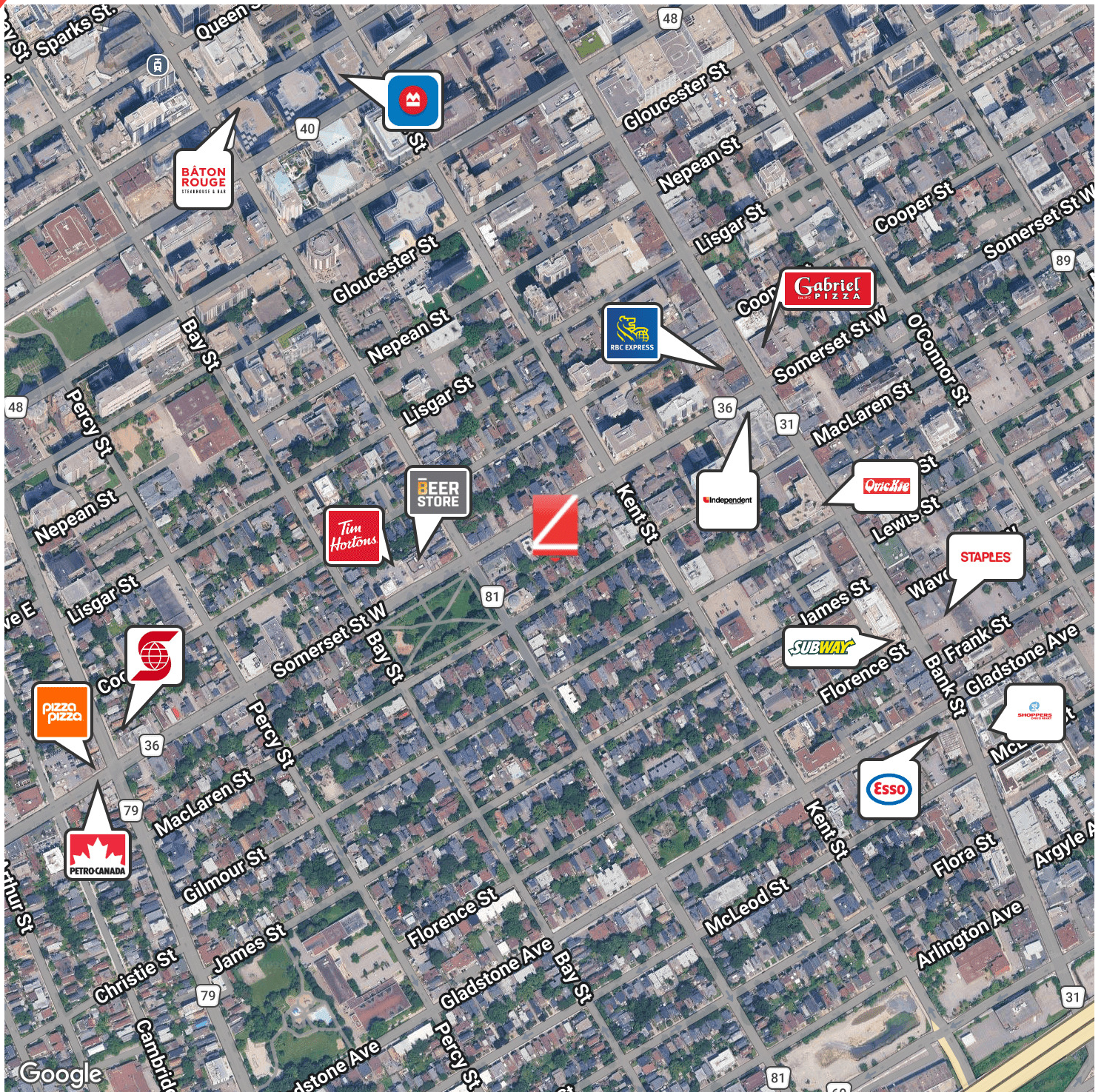
john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

ZINATI
REALTY
COMMERCIAL BROKERAGE

470 SOMERSET STREET WEST OTTAWA, ON K1R 5J8

Retailer Map



JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

ZINATI
REALTY
COMMERCIAL BROKERAGE