

# PRIME RETAIL UNIT AVAILABLE

## James House (Ottawa, ON)












### Property Details

#### Unit 390 Bank Street

<b>Units Area</b>	Unit 390: 1,755 sf Unit 392: 1,259 sf (Leased) Unit 394: 1,274 sf (Leased) Unit 396: 1,748 sf (Leased)
<b>Possession</b>	Immediate
<b>Units</b>	Retail
<b>Additional Rent (Estimated 2025)</b>	\$24.86 per square foot (PSF)
<b>Location</b>	North Corner Bank Street & James Street, Ottawa

#### Base Building Specifications

 1 ton of cooling per 400 sq.ft.	 Electricity, water, gas, will be separately metered.	 600V, Unfused, 200 Amp Disconnect
 Rough-in (4" capped sanitary) 1" cold water line	 Floor: Sealed exposed concrete floor.	 Ceiling Height: High ceilings!
 Visible Store Front Signage	 Shared with other Tenants	 1" gas line

### CONTACT

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## HIGHLIGHTS

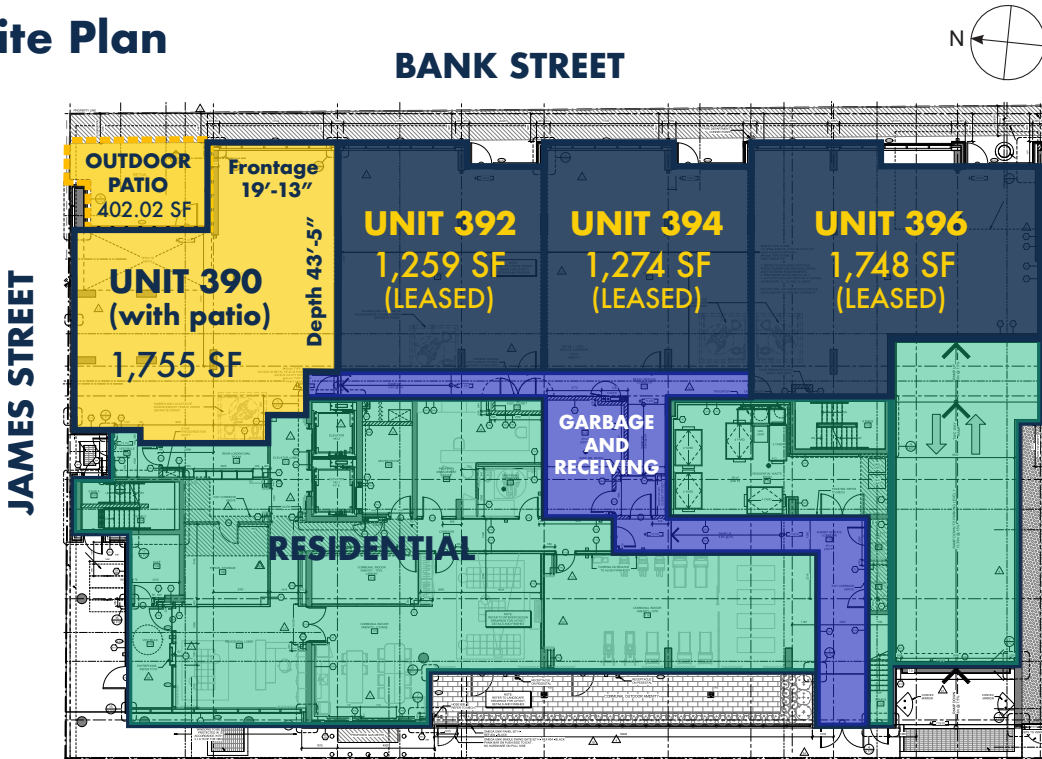
- ▶ Located at 390 Bank St. on the northwest corner of **Bank St. and James St. in Centre Town**, one of Ottawa's **fastest-gentrifying communities**, James House is a new nine-level condominium development, **220 residential units, 6,035.45 square feet of street front free hold retail units.**
- ▶ Bank St., Ottawa's main north/south commercial and commuter artery in Ottawa
- ▶ Access to HWY 417
- ▶ Direct access to Parliament Hill & Downtown

## SPECIAL NOTES

- ▶ 220 "new-loft" style CONDOMINIUM units above, 90% SOLD
- ▶ All utilities to be separately metred. The Tenant will pay for usage directly to the service provider
- ▶ Venting can be done through the louves in the front of the unit, Ecology unit would be required for venting fumes
- ▶ No parking on site but there is ample 'on street' parking
- ▶ Join existing tenants in the area like Staples, LCBO, Starbucks, and more



## Site Plan



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