

# PRIME RETAIL UNITS AVAILABLE

## James House

**ONLY 2  
UNITS LEFT!!**

**1,759 SF**

390 Bank St.

**UNIT 390 (with Patio)**

**1,264 SF**

392 Bank St.

**UNIT 392**

## Property Details

### Unit 390 and Unit 392 Available

Units Area	Unit 390: 1759 square feet Unit 392: 1264 square feet
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Possession	Immediate
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Units	Retail
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Additional Rent (Estimated 2025)	\$24.86 psf
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Location	North Corner Bank Street & James Street, Ottawa
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## 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

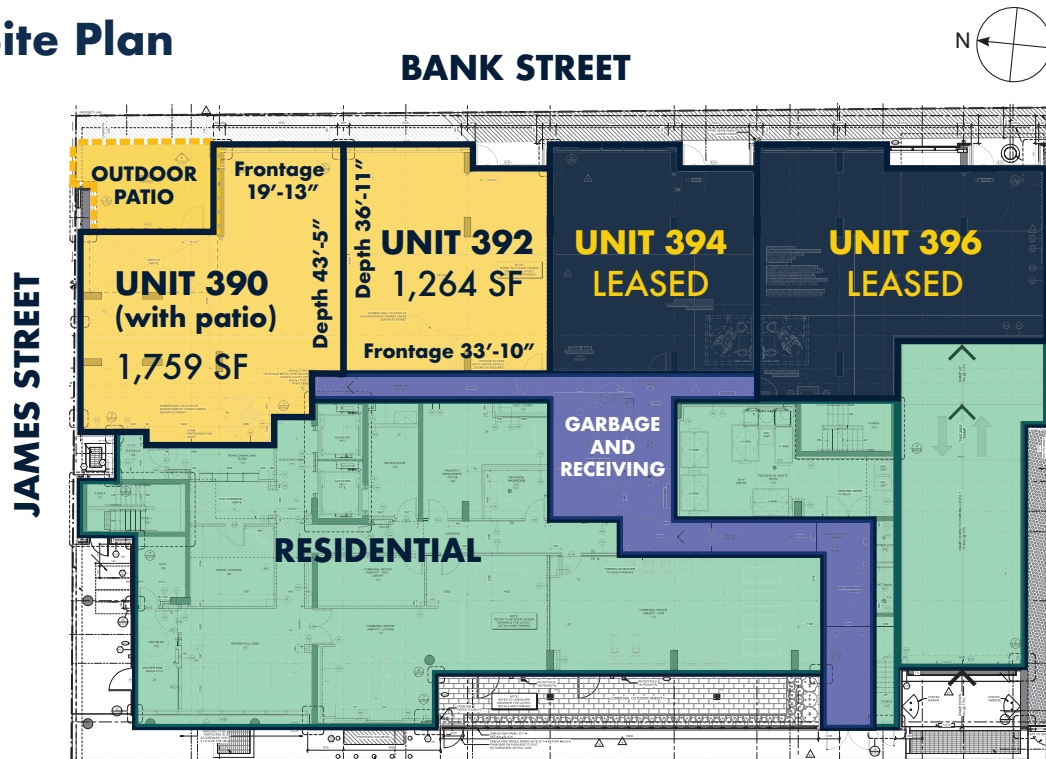
- ▶ Located at 390 Bank St. on the northwest corner of **Bank St. and James St. in Centre Town**, one of Ottawa's **fastest-gentrifying communities**, James House is a new nine-level condominium development, **220 residential units, 6,124 square feet of street front free hold retail units.**
- ▶ Bank 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 louvers 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



[www.jameshouse.ca](http://www.jameshouse.ca)

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