

// Prime Retail or
Office Space

FOR LEASE

953 Somerset Street W, Ottawa ON



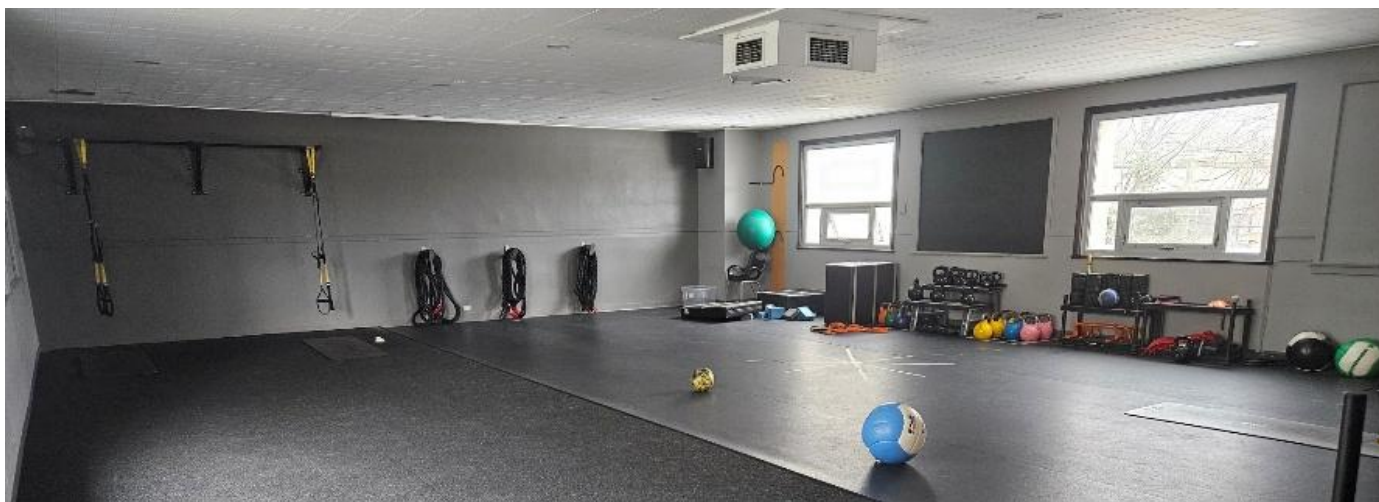
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PROPERTY DETAILS



THE OFFERING

A short walk to the Light Rail Transit and located in the heart of Ottawa's vibrant urban core. 953 Somerset Street West is a bright, upper-level commercial unit offering a flexible layout ideal for a variety of uses including boutique retail, professional office, studio, or service-based businesses.

Located along the lively Somerset corridor in Ottawa, the property benefits from steady pedestrian traffic, excellent visibility, and proximity to shops, cafés, restaurants, and public transit. The space provides a private, elevated setting with abundant natural light, creating a welcoming and productive environment for both clients and staff, while also including 2 stacked parking spaces on the left side of the building. An exceptional opportunity to establish your business in one of the city's most dynamic neighbourhoods.

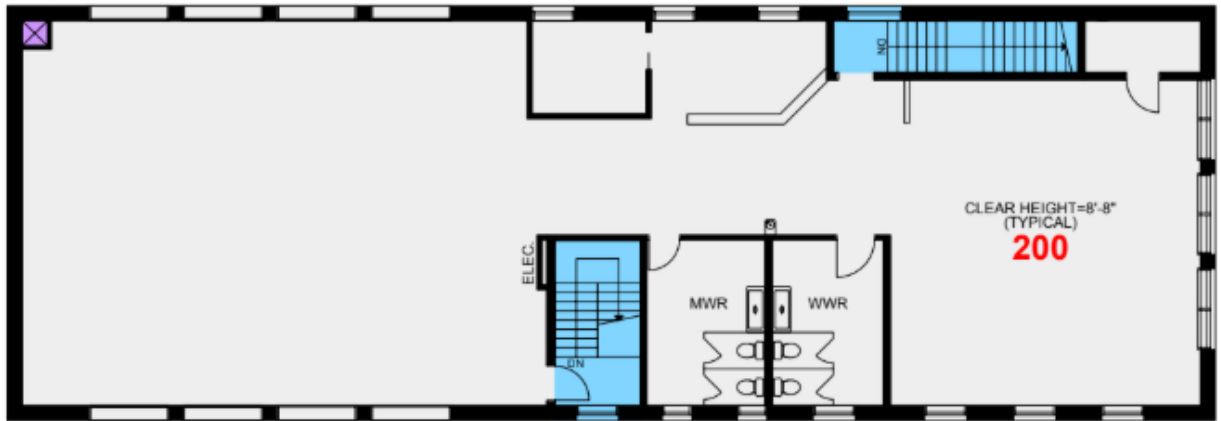
ADDRESS	953 Somerset Street West
UNIT AREA	Approximately 3,140 SF
MONTHLY RENT	\$7,187.98/month plus utilities and HST
RENTAL RATE	\$20.00/SF
ADDITIONAL RENT	\$7.47/SF (2026 estimate)
LEASE TERM	5 years (Available on July 1, 2026)
ZONING	CMI[78]H(20)

INTERIOR FEATURES



FLOORPLAN

Gross Leasable Area Common Area Ancillary Area Unenclosed Area Non-Leasable Area Parking Area



LOCATION

953 Somerset St W sits in a lively and walkable mixed-use corridor in Ottawa's West Centretown/Chinatown area, right on a busy street that connects residential neighbourhoods with downtown and cultural districts. The spot benefits from steady foot traffic, strong transit access, and a diverse mix of local destinations and services that make it attractive for cafés, retail, health services, and other neighbourhood-oriented businesses



**SuzyQ
Doughnuts**

Umbrella Bruger

Art-Is-In-Bakery

ThimbleCakes

Corner Peach

Lola's Kitchen

Tealive

Dolci Saponi

Chippers Bakery

**The Hintonburg
Public House**

Bridgehead

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