

# RETAIL FOR LEASE

245 BANK STREET

Ottawa, ON K2P 0E2



**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



### OFFERING SUMMARY

<b>Available SF:</b>	1,572 SF
<b>Lease Rate:</b>	\$35.00 SF/yr (NNN)
<b>Additional Rent:</b>	approx. \$14.78 SF/yr

### PROPERTY OVERVIEW

Centrally located retail space just steps from Ottawa's financial and business district. On a main thoroughfare, this Bank Street building is accessible and surrounded by complementary retailers and office spaces. High pedestrian and traffic movement during weekdays, and vibrant shopping locally on weekends. Property has a rear loading access door at ground level, and includes a parking space at the access point. The front entrance also sports street-level access, and signage space is available directly above the door. Tenant pays utilities. Available Immediately.

### PROPERTY HIGHLIGHTS

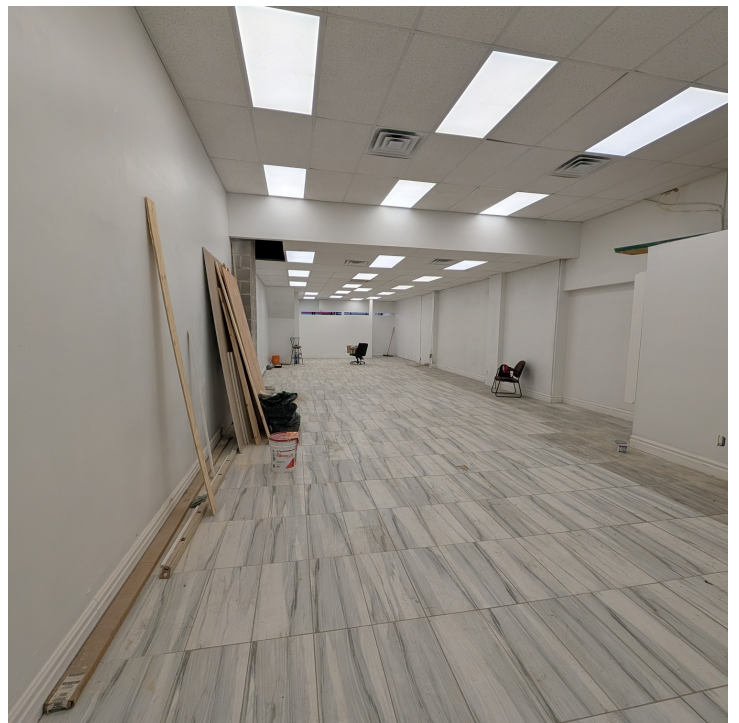
- 200 amp, 230 Volt, 2 Phase power onsite.
- Water included.
- Basement storage space.
- Forced air heating.
- One (1) basement staff washroom.
- 9'9" ceiling height.

#### JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

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



**JOHN ZINATI**

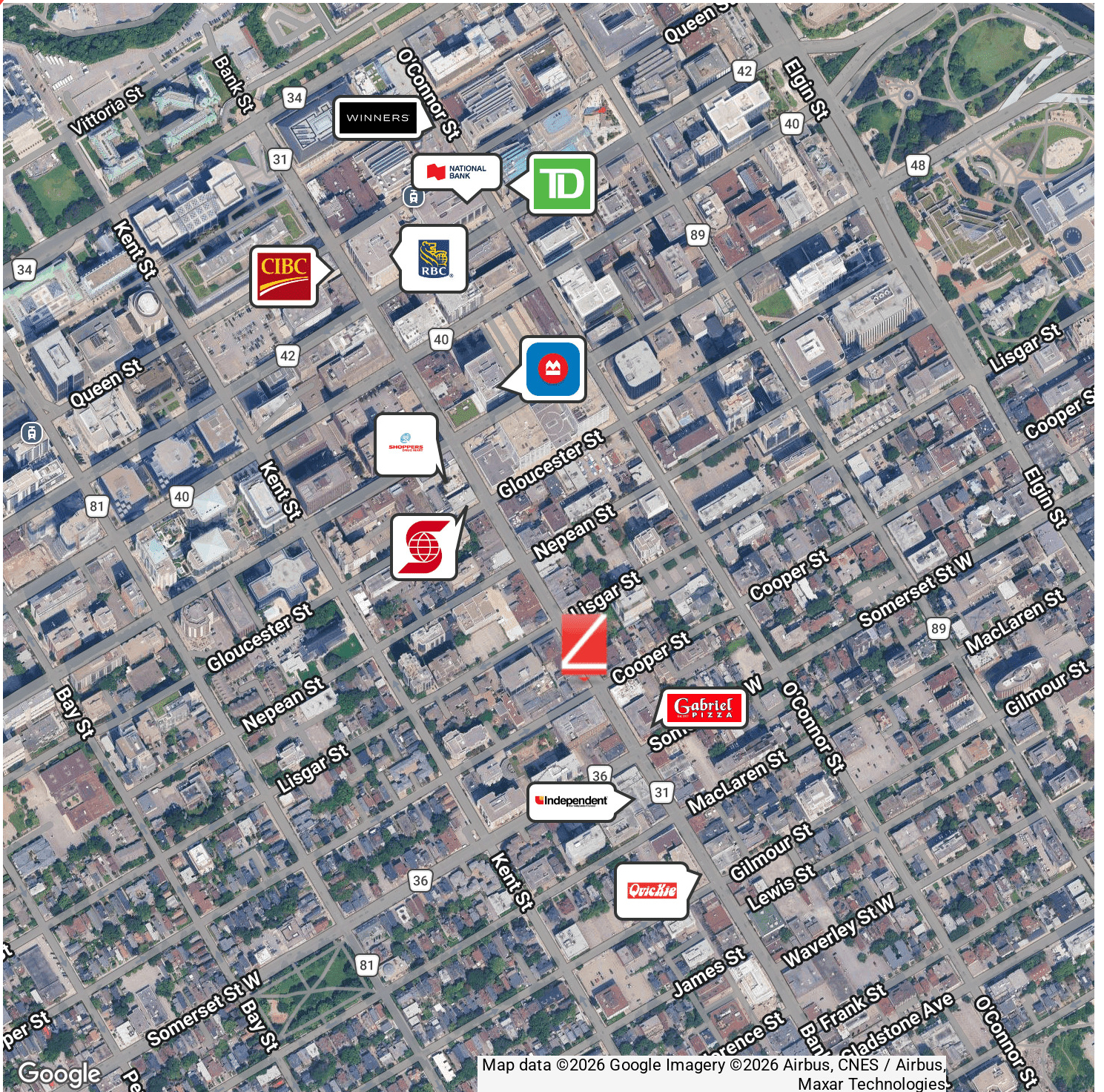
+1(613)880.4106

john@zinatirealty.com

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

# 245 BANK STREET OTTAWA, ON K2P 0E2

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