

# FOR LEASE | 275 BANK STREET, OTTAWA, ON

## Marcus & Millichap

Real Estate Investment Services Canada Inc.,  
Brokerage

### ENTIRE TOP FLOOR AVAILABLE - UP TO 11,100 SF



**BUS STOP AT  
DOOR**



**AMENITY RICH  
LOCATION**



**SURFACE &  
UNDERGROUND  
PARKING AVAILABLE**



**HIGH PROFILE  
LOCATION**

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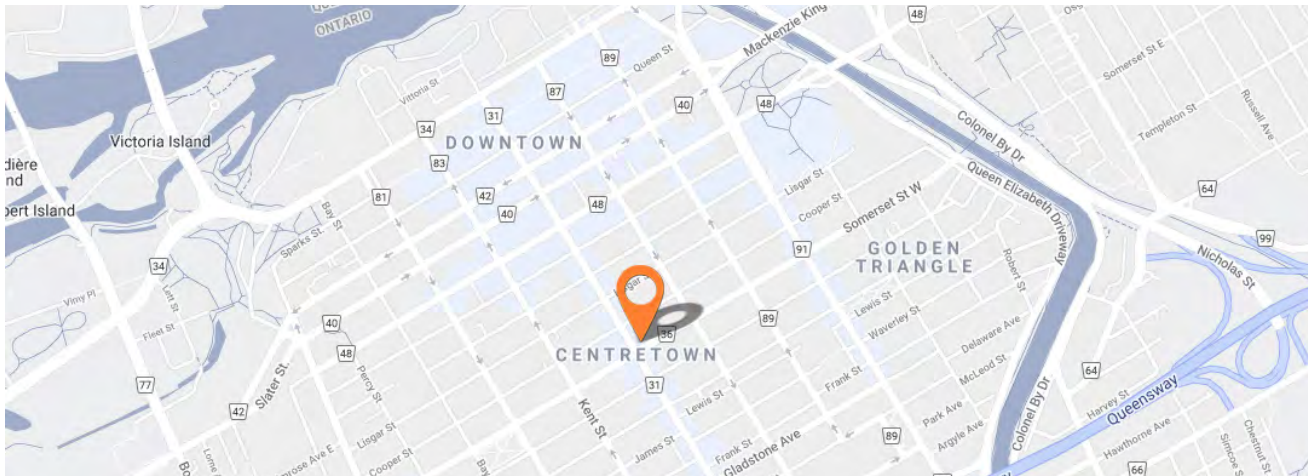
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## BUILDING OVERVIEW

275 Bank Street is 4 storey Class “B+” office building with 45,000 SF of GLA located in Ottawa’s downtown, at the corner of Bank and Somerset. The building has exceptional access from Bank Street and is located on numerous major OC Transpo bus routes and within a walking distance to the OC Transpo LRT station.

This location is a 15 minute drive to the airport; ten minute drive to the Byward Market and the downtown core, and is at walking distance to a theatre (NAC), grocery stores and restaurants. The building contains a spacious entrance and lobby, showers and change room facility, and on-site parking. It is close to public transit and major arterial routes.

Professionally managed by Gold Key Management.



## BUILDING FEATURES

- Building equipped with **private gym, showers, climate controlled storage, and bike rack**
- **LEED** certified building
- Units are climate controlled with elevator and loading access
- **Two elevators** provide vertical access; 3rd floor suite is built out with elevator exposure
- **CCTV Camera System** and off-site alarm response and secured access with **Proximity Card System**
- 1.3 stalls per 1,000 SF leased **underground open-air parking available & on-site customer parking**
- Central system with compartmental air handling units on each floor with **V.A.V distribution**

### EXCLUSIVELY LISTED BY:

**NICK PANTIERAS**

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### MANAGED BY:

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## CURRENT AVAILABILITIES

	Size (SF)	Net Rent	Additional Rent	Term Lease	Availability	Notes
Third Floor	2,172	Negotiable	\$17.95 PSF	2-10 yrs	Immediate	
Fourth Floor	11,143	Negotiable	\$17.95 PSF	5-10 yrs	Oct-01-2022	Earlier occupancy possible



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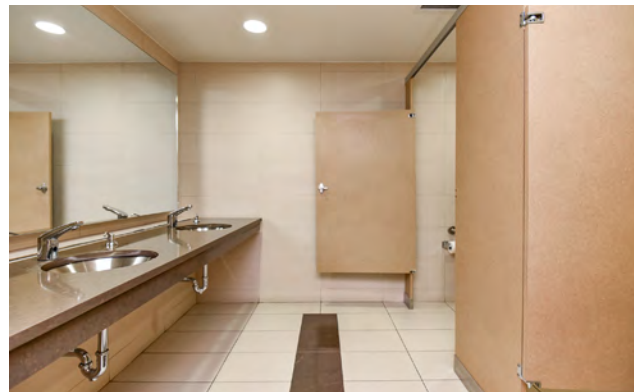
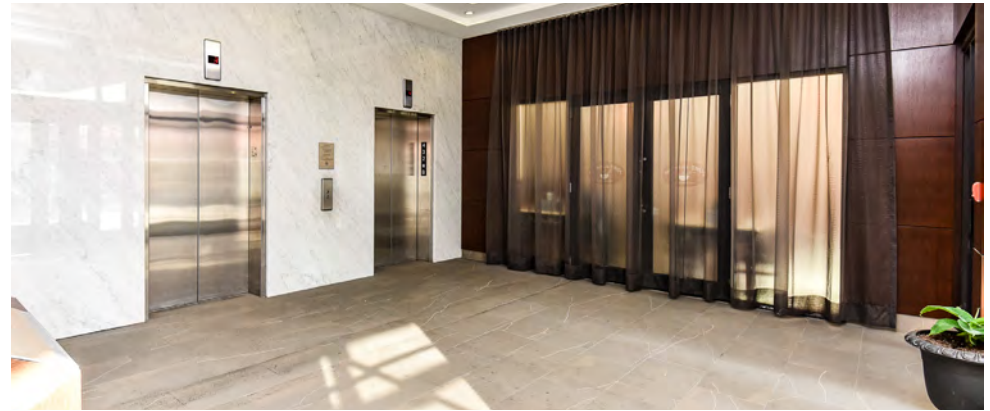
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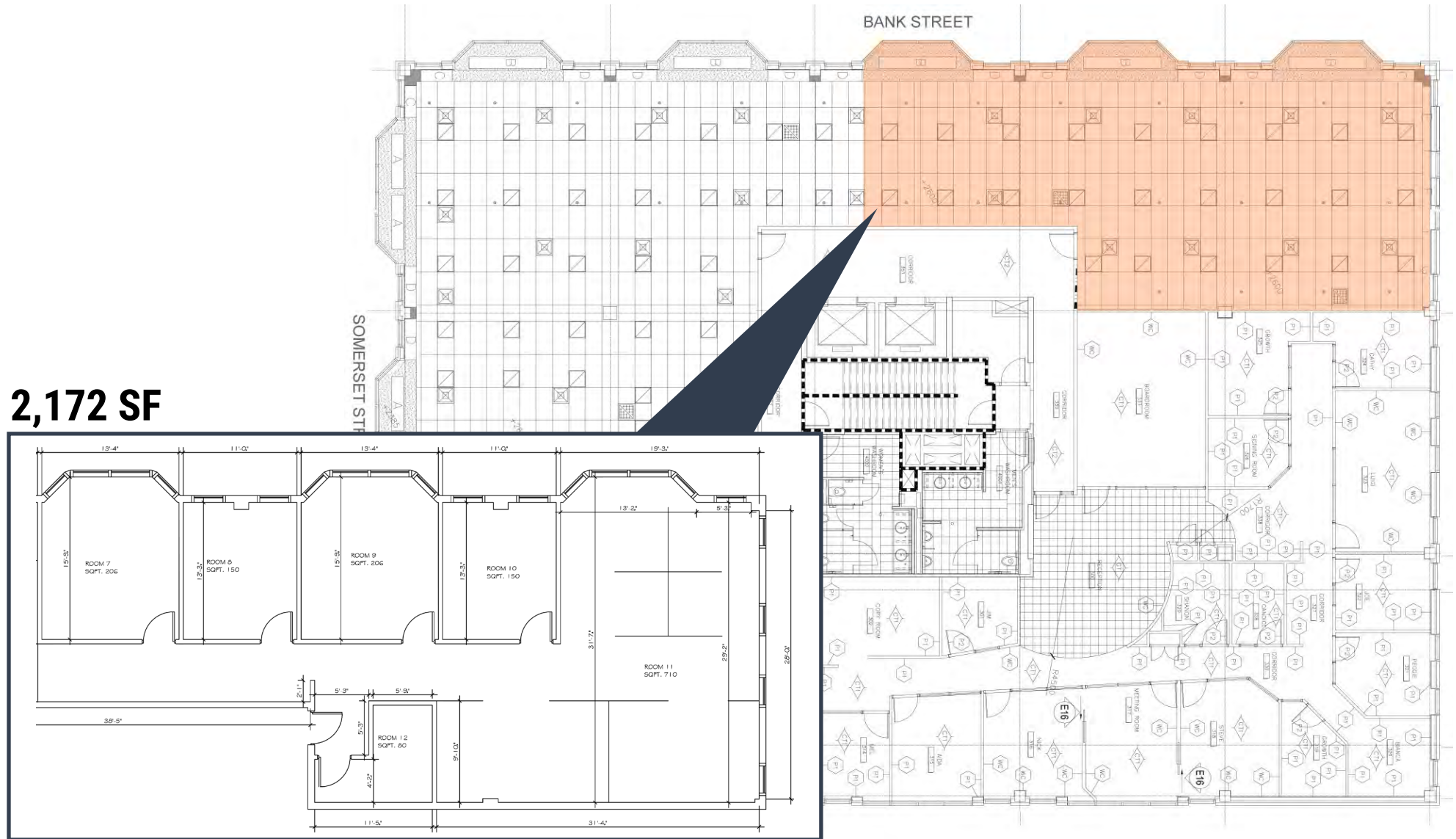
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## THIRD FLOOR SPACE

2,172 SF

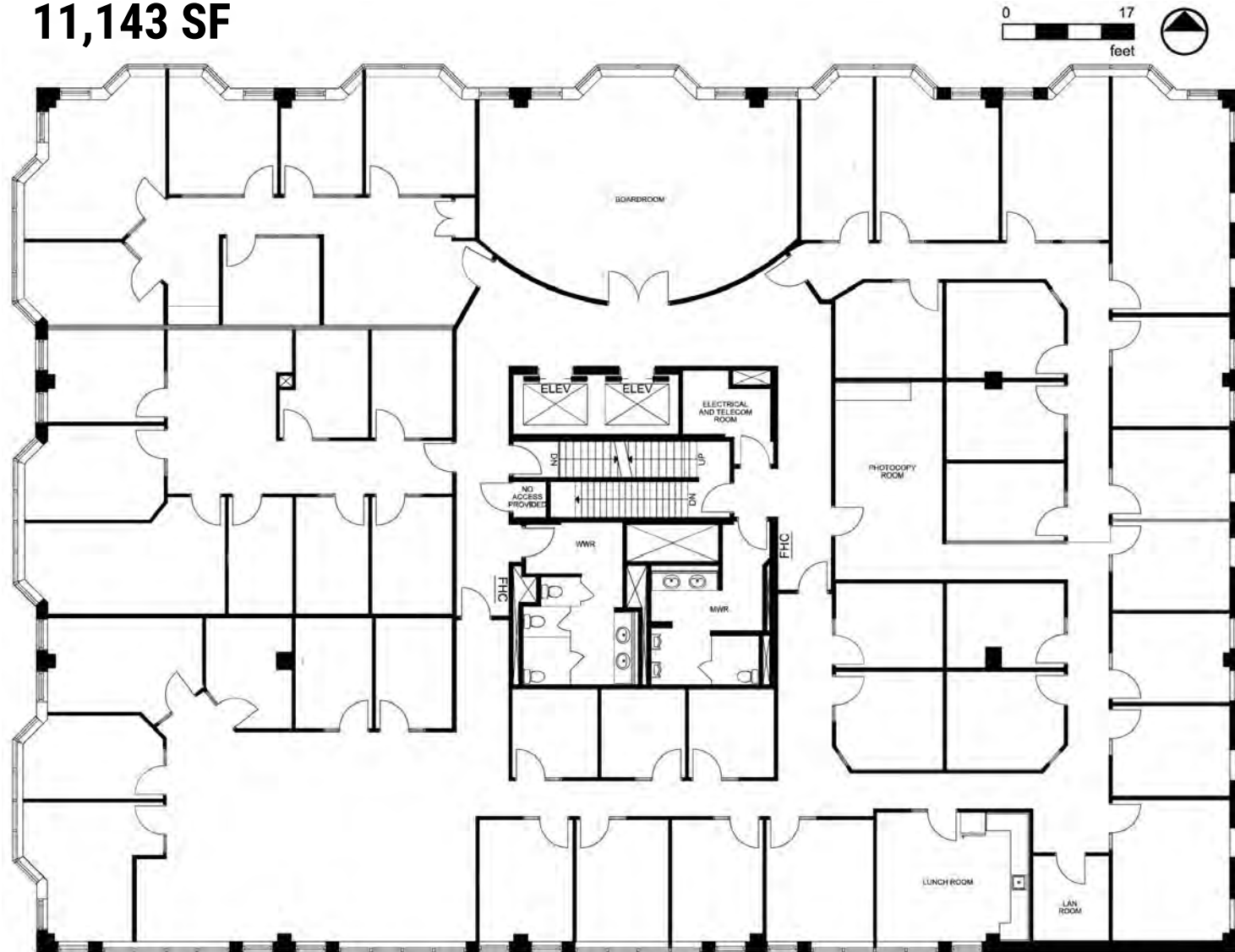


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## FOURTH FLOOR SPACE 11,143 SF



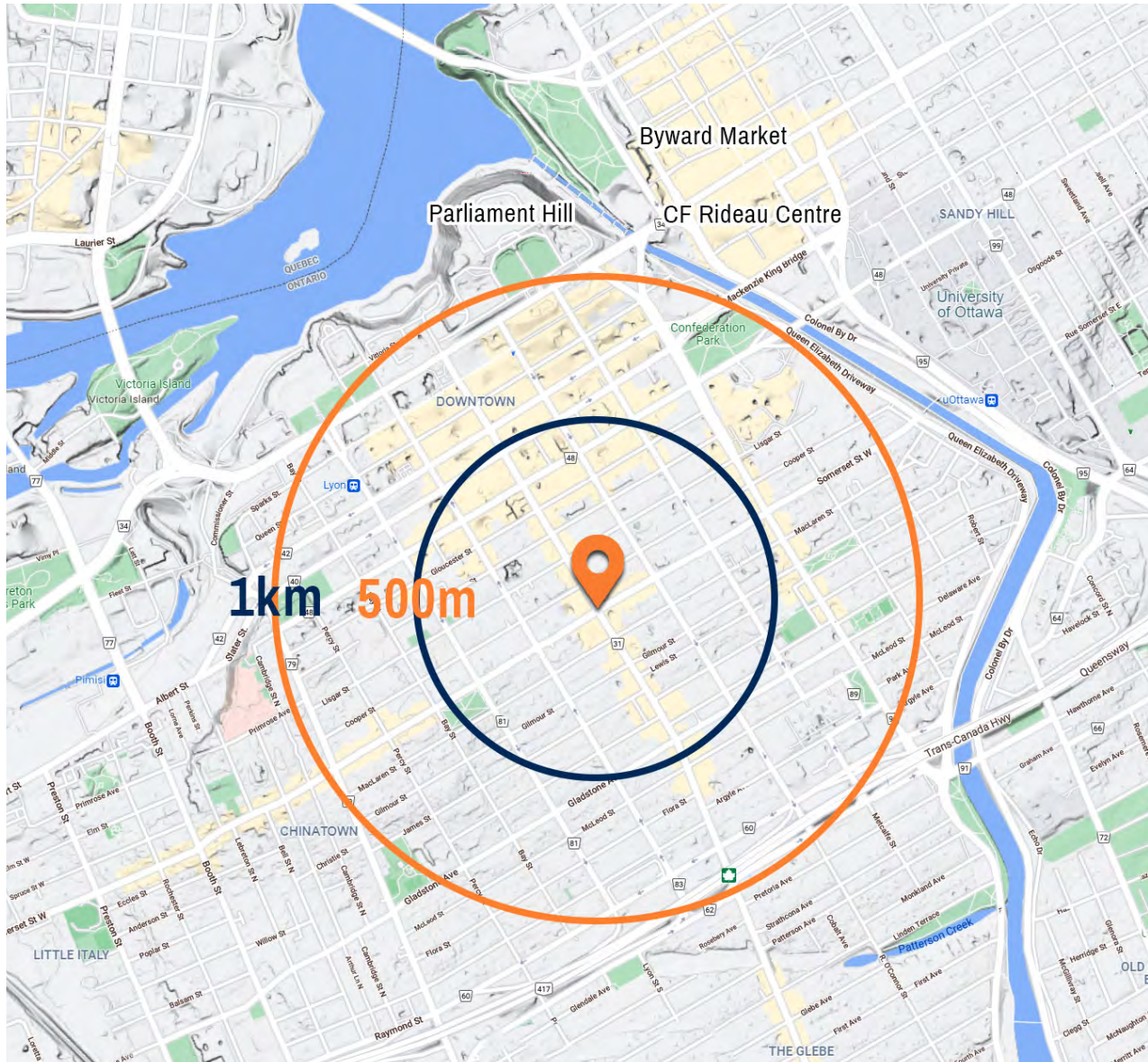


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## SAMPLE OF LOCAL RESTAURANTS AND EATERIES



## LOCATED IN BUILDING



## LOCATED WITHIN 500M

- Starbucks
- Colonnade Pizza
- Mamma Teresa Ristorante
- Subito Sandwich
- Tamis
- Gongfu Bao
- Burgers n' Fries Forever
- Mazarine Restaurant
- North & Navy
- Aroma Meze
- The Royal Oak
- Island Grill
- Atomic Rooster
- Arlo
- Prohibition Public House
- Union Local 613
- Ceylonta
- Greek Souvlaki Shack
- J:unique kitchen
- Roast N Curries
- Seoul Dog
- Pour Boy

## LOCATED WITHIN 1KM

- Fauna
- City Goose
- Wilf & Ada's
- The Lieutenant's Pump
- El Camino
- Elgin Beer Project
- Datsun
- Bâton Rouge Steakhouse
- MacLaren's
- Riviera Ottawa
- Sansotei Ramen
- PI-RHO Grill
- Al's Steakhouse
- Sir John A Pub
- Pure Kitchen
- Pancho Villa
- Town
- The Whalesbone
- Genji Japanese
- Aiana
- Johnny Farina
- Sushi Kan 3
- Nando's

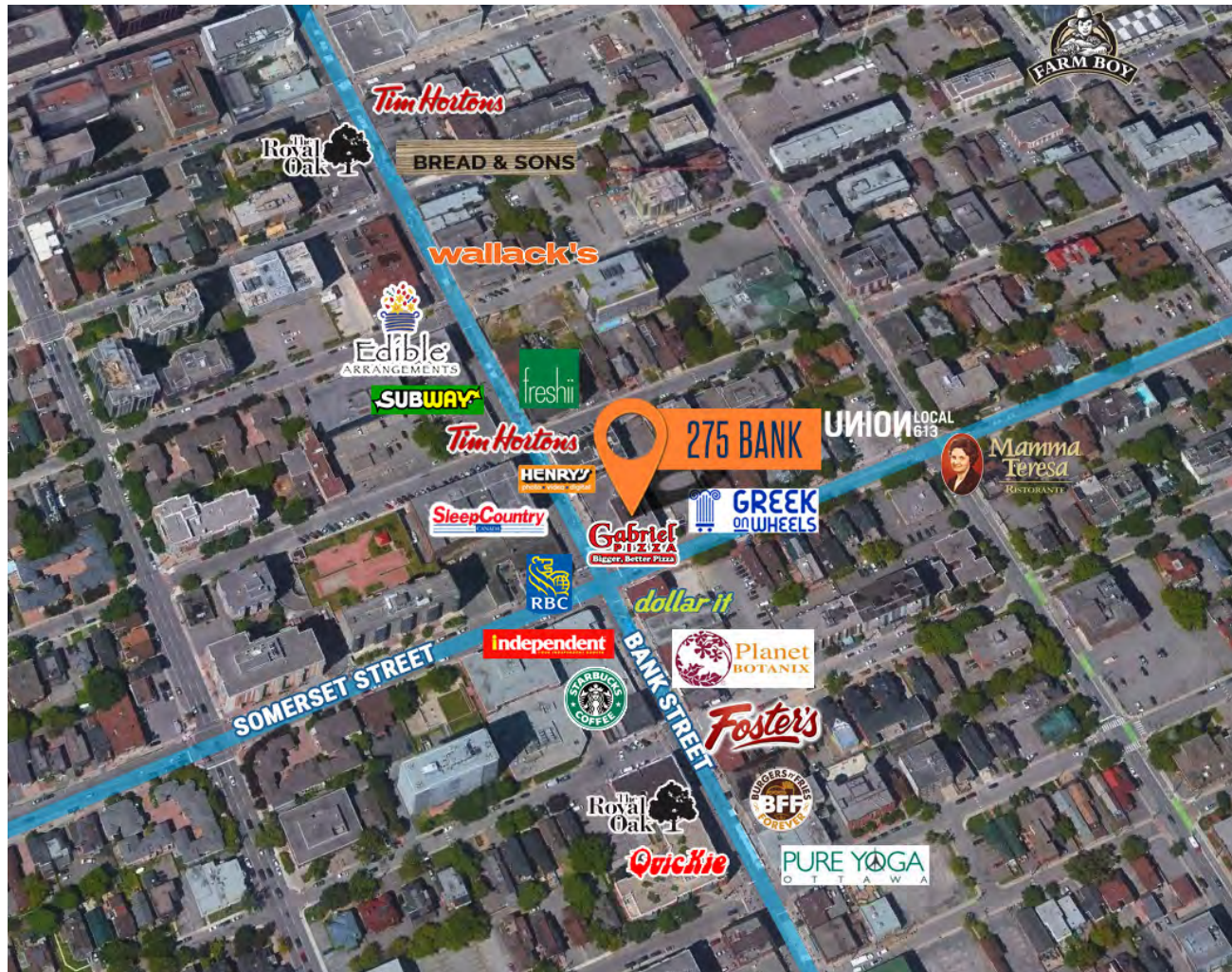


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## AERIAL VIEW OF NEIGHBOURHOOD



## SNAPSHOT OF AREA

Centretown is Ottawa's downtown core, an area south of Parliament Hill bordered by the Rideau Canal, Bronson Avenue and the Queensway. This neighbourhood comprises a unique blend of residential and commercial areas, and includes a large government sector within its borders. Main streets, such as Bank Street, are largely commercial, while the smaller ones are more residential. The most common dwelling types in this area are high and low-rise apartment buildings, interspersed with original single family homes. Centretown is one of the few neighbourhoods in the Nation's Capital you can truly live, work and play in.

Today Bank Street, the spine of Ottawa, stretches for kilometres south from Wellington Street and remains a commercial hub and gathering place through much of the city. It is home to many national and local tenants that cater to the business crowd, as well as the families and students that live in the area. Further planned development in the area will only increase the density and desirability of Centretown as a prime retail and business destination.

All potential tenants are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective tenants. Marcus & Millichap's principal expertise is in marketing properties and acting as intermediaries between parties. Marcus & Millichap and its professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential tenants are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition. Any information provided, such as square footage, additional rent, etc, is not a guarantee and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)