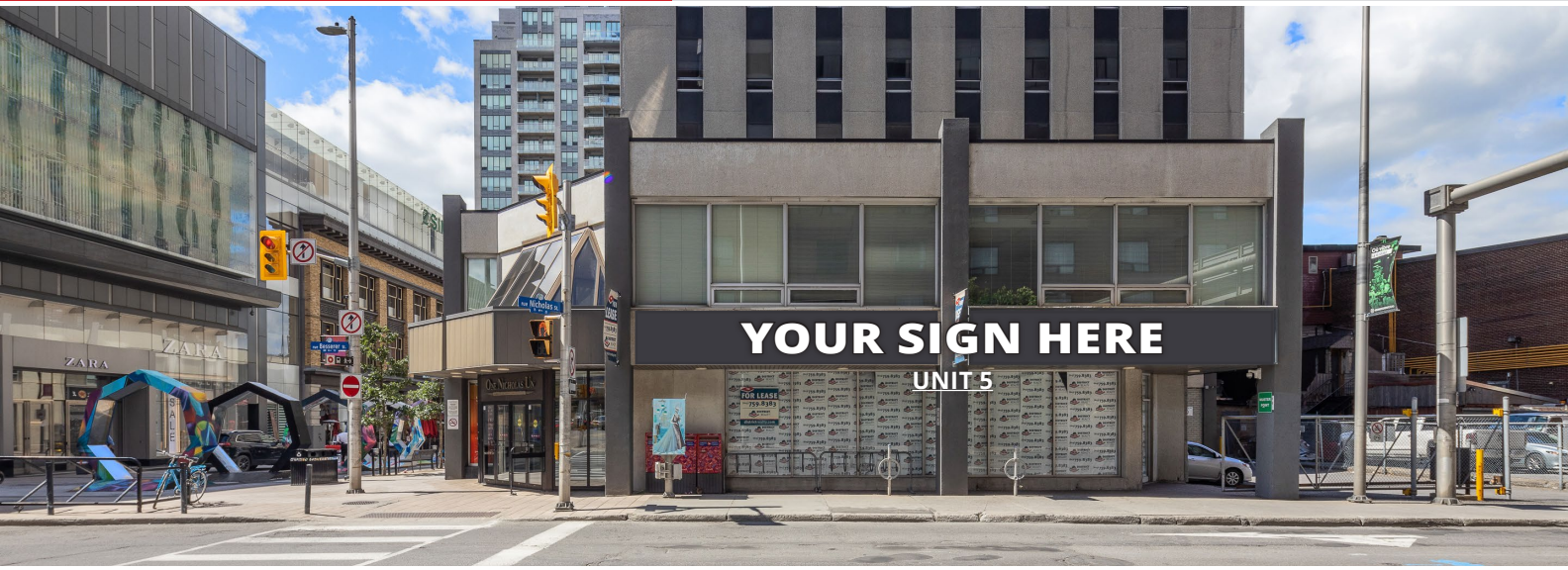


Integrity. Dedication. Professionalism.
RETAIL SPACE FOR LEASE

1 Nicholas Street, Ottawa



Retail space in the heart of downtown Ottawa!

Retail space available located next to the Rideau Centre and Byward Market in downtown Ottawa. Close to the University of Ottawa and Sandy Hill neighbourhood.

Ideal for retail businesses desiring visibility and constant vehicle and pedestrian traffic. Very effective building signage and large display windows.

Price: \$40.00/sf
OPC: \$11.32/sf

Unit 2 - approx. 542 sf - 30 Days Notice

Unit 5 - approx. 1,611 sf

- Unit 5: Ideal to refit for an established or franchise restaurant. Ceiling height: 9'9" to cross tee ceiling, 12' to concrete slab. Private entrance. Entrance and display windows facing into the office tower lobby.

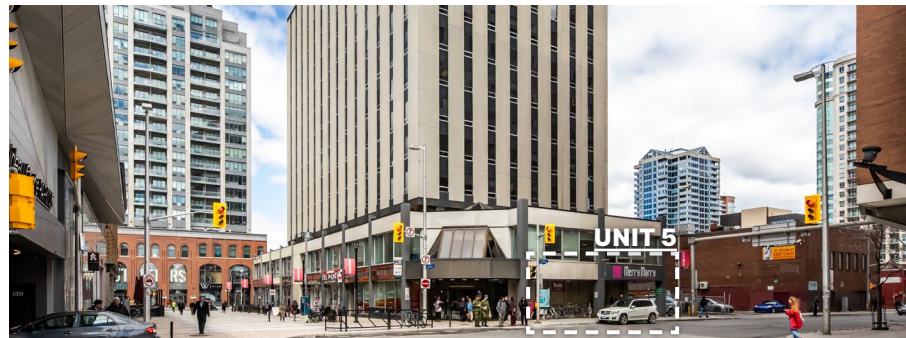
- Unit 2: Faces onto Ogilvy Square, a pedestrian space connecting to Rideau Street that features public art and special events.

CONTACT:

613-236-7777

Neil Mason

Sales Representative, Cushman & Wakefield



1 1 Nicholas Street, Ottawa

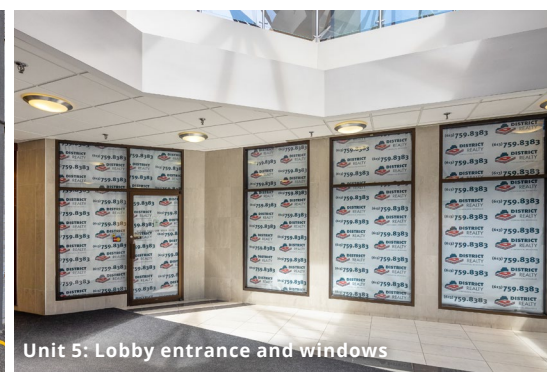
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Key Features

- Glass front units with building signage
- Adjacent to Rideau Centre and Rideau LRT Station
- Close to the University of Ottawa and Sandy Hill
- Close to HWY 417 and routes around the canal
 - High vehicle and pedestrian traffic
- On-site superintendent and 24-hour security

2 1 Nicholas Street, Ottawa

District Realty Corporation Brokerage
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