



**Price:** \$16.00/sf

**OPC:** \$14.80/sf

21,953 sf Building

Potential to demise by floor:

2nd Floor - 5,494 sf

3rd Floor - 5,566 sf

4th Floor - 5,466 sf

5th Floor - 5,427 sf

CONTACT:

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**Darren Clare**

Director, Leasing & Investment Sales  
Sales Representative

## Office Space for Lease | Centretown

Prime office space for lease on the corner of Bank and Nepean Street in Centretown. Ideal for large businesses. Opportunity for corporate branding along one of the busiest streets in downtown Ottawa. Potential to demise by floor. Plenty of natural light and elevator access.

Highly walkable and bike friendly area. Close to the LRT with bus stops nearby. Surrounded by great restaurants, coffee shops, groceries, banks, and many more convenient amenities. Close to HWY 417 and routes around the canal.



Google Earth

Second Floor

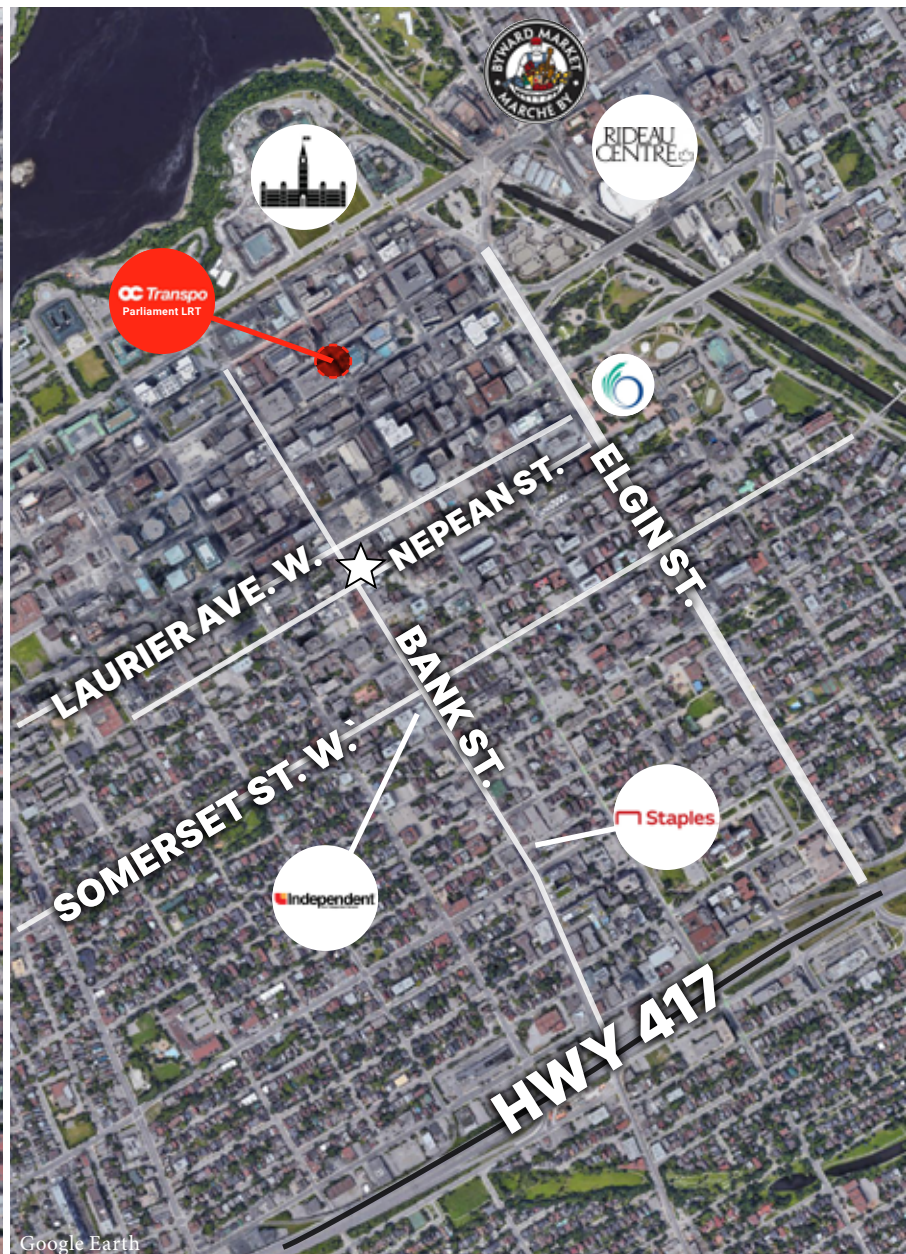
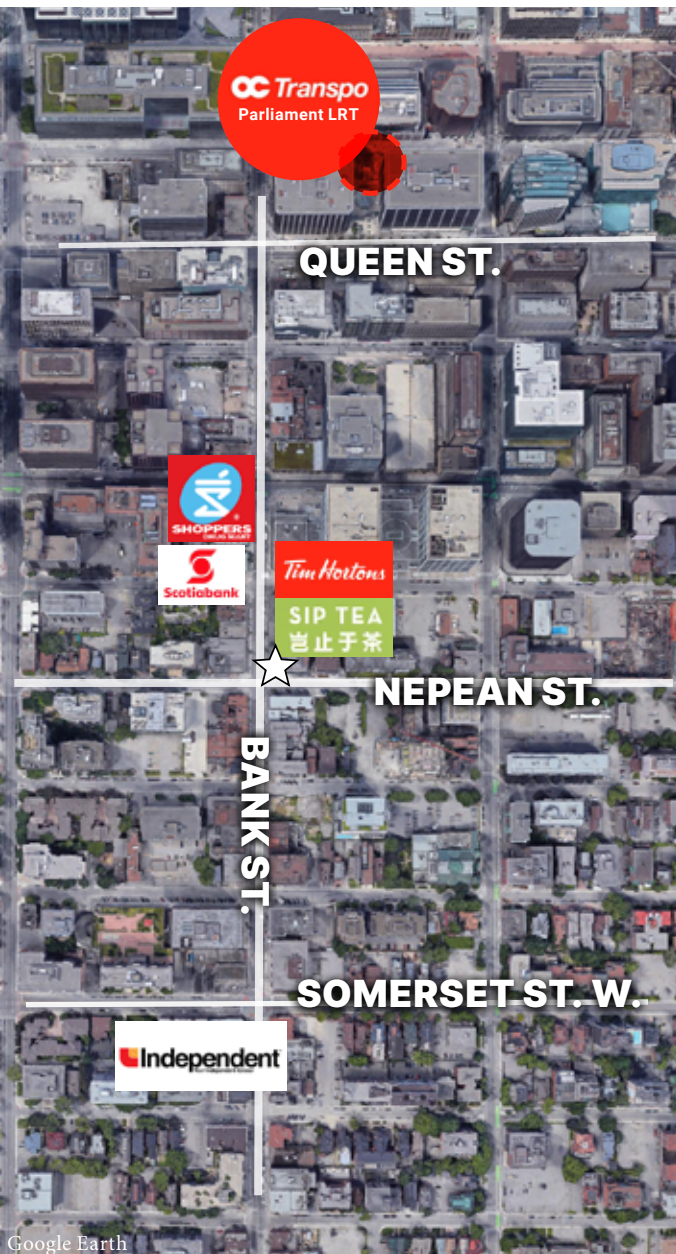


Fourth Floor



Integrity. Dedication. Professionalism.  
OFFICE SPACE FOR LEASE

# 177 Nepean Street, Ottawa



## HIGHLIGHTS

- Prime location, easily accessible from anywhere in Ottawa
- Close to HWY 417 with great transit options, highly walkable
- Close to all amenities: coffee, lunch options, groceries, banks, fitness centres and more
- Natural light, well appointed common areas, modern elevators
- Potential to brand a building in a dense commercial and residential area
- Constant vehicle and pedestrian traffic

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District Realty Corporation Brokerage  
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