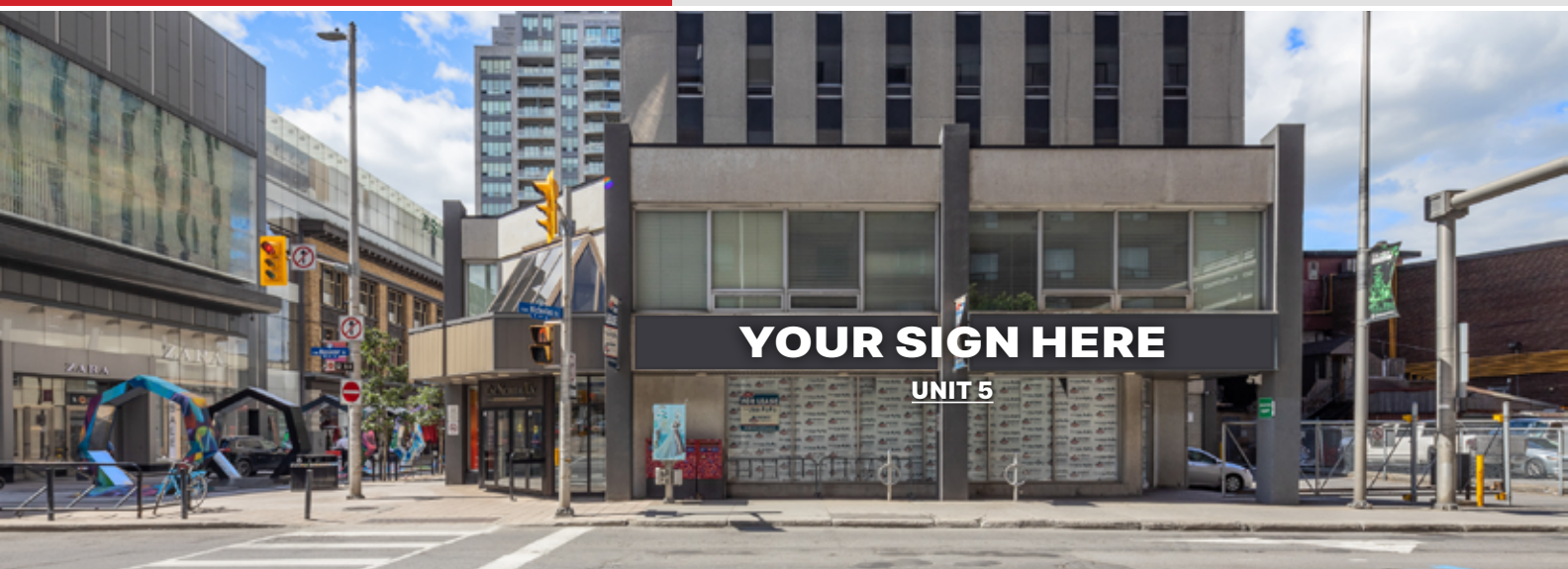


Integrity. Dedication. Professionalism.
RETAIL SPACE FOR LEASE

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.

- 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.

Price: \$40.00/sf
OPC: \$11.86/sf

Unit 2 - approx. 542 sf - 30 Days Notice

Unit 5 - approx. 1,611 sf

CONTACT:

613-759-8383

leasing@districtrealty.com

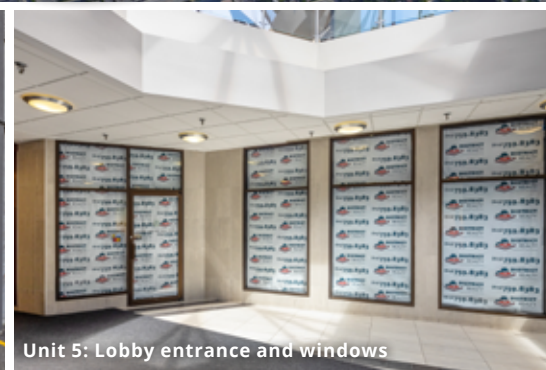
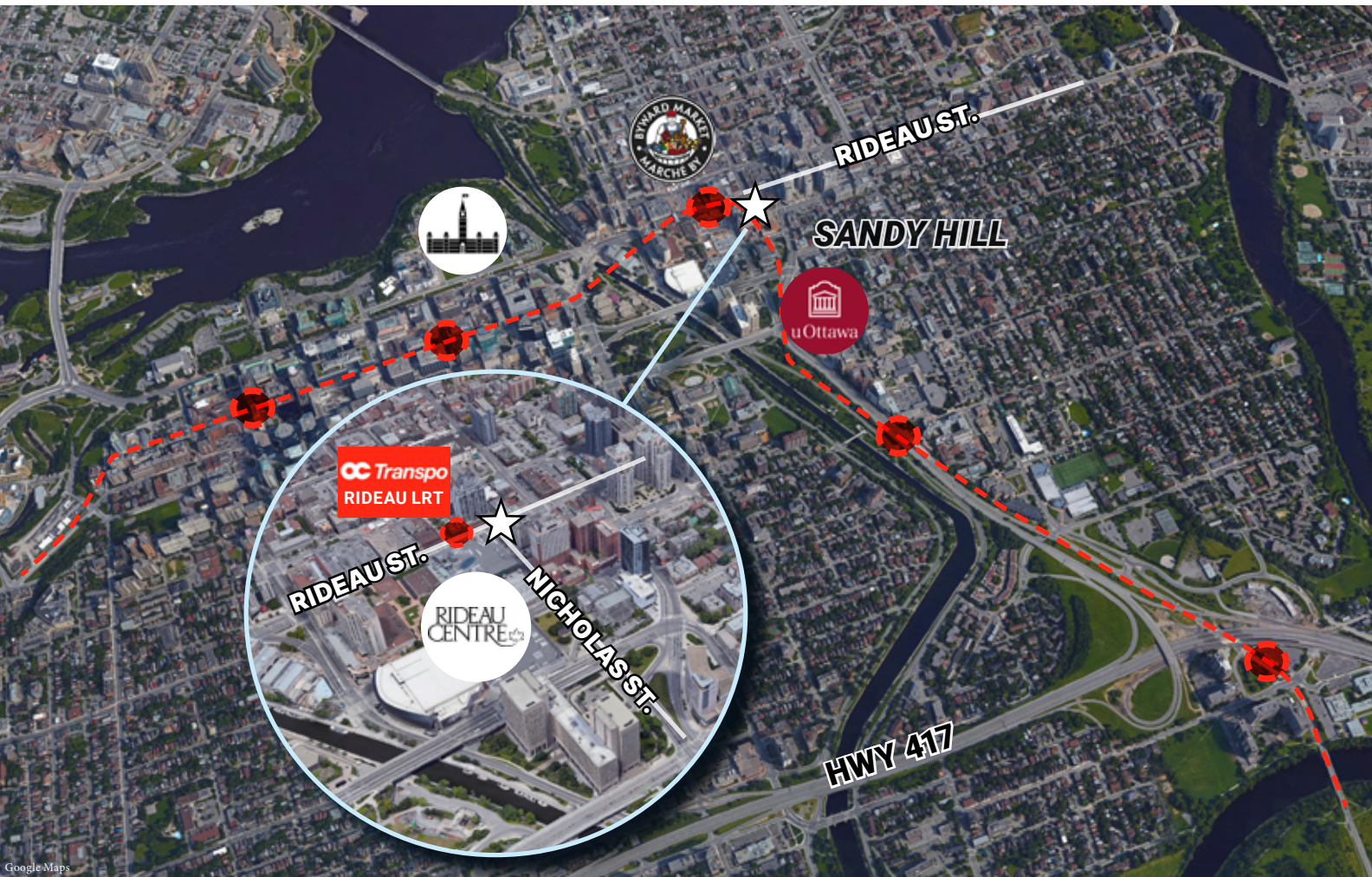
Darren Clare

Director, Leasing & Investment Sales
Sales Representative



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Sales Representative

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

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1 Nicholas Street, Ottawa

District Realty Corporation Brokerage
districtrealty.com

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective Purchasers/Tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.

