



**Price:** \$15.00/sf  
**OPC:** \$13.52/sf

Unit 10 - 1,759 sf

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## RETAIL / OFFICE FOR LEASE | OTTAWA WEST

Corner retail/office unit currently fit for a medical clinic. Highly visible space with a customizable canopy and windows on both sides. Located on busy Somerset Street in the heart of trendy Chinatown, Ottawa west. Located on the ground floor of a 28-unit residential condominium. Constant pedestrian and vehicle traffic.

Currently fit with 10 rooms, 5 of which are examination rooms with sinks. Sunny waiting room and accessible washroom. Rear entrance is wheelchair accessible. Bike storage room for tenants. Good transit service and parking available nearby.

## HIGHLIGHTS

- About 20' frontage on Somerset St. W. in Chinatown
- Building signage and large display windows
- Accessible unit fit for a clinic
- Employee breakroom and lockers
- Population approx 111,695 within a 3 km radius
- Good transit service and short walk to LRT