

Office/Studio Space **FOR LEASE**

77-71 Bank Street,
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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Ottawa

Price
\$16.00/sf
OPC
\$13.52/sf

Key Features

- Size 3,031 SF • Full Floor Suite
- Ceiling 9' clear
- Zoning SDP S27 (Parliament and Confederation Boulevard Special District Zone)

In-suite washrooms, changerooms, and showers, ideal for fitness, dance, wellness, and studio users

Sound-insulated construction supports a wide range of athletic and movement-based uses

Street level signage opportunity on busy Bank Street

Close to HWY 417 and steps away from Parliament LRT Station

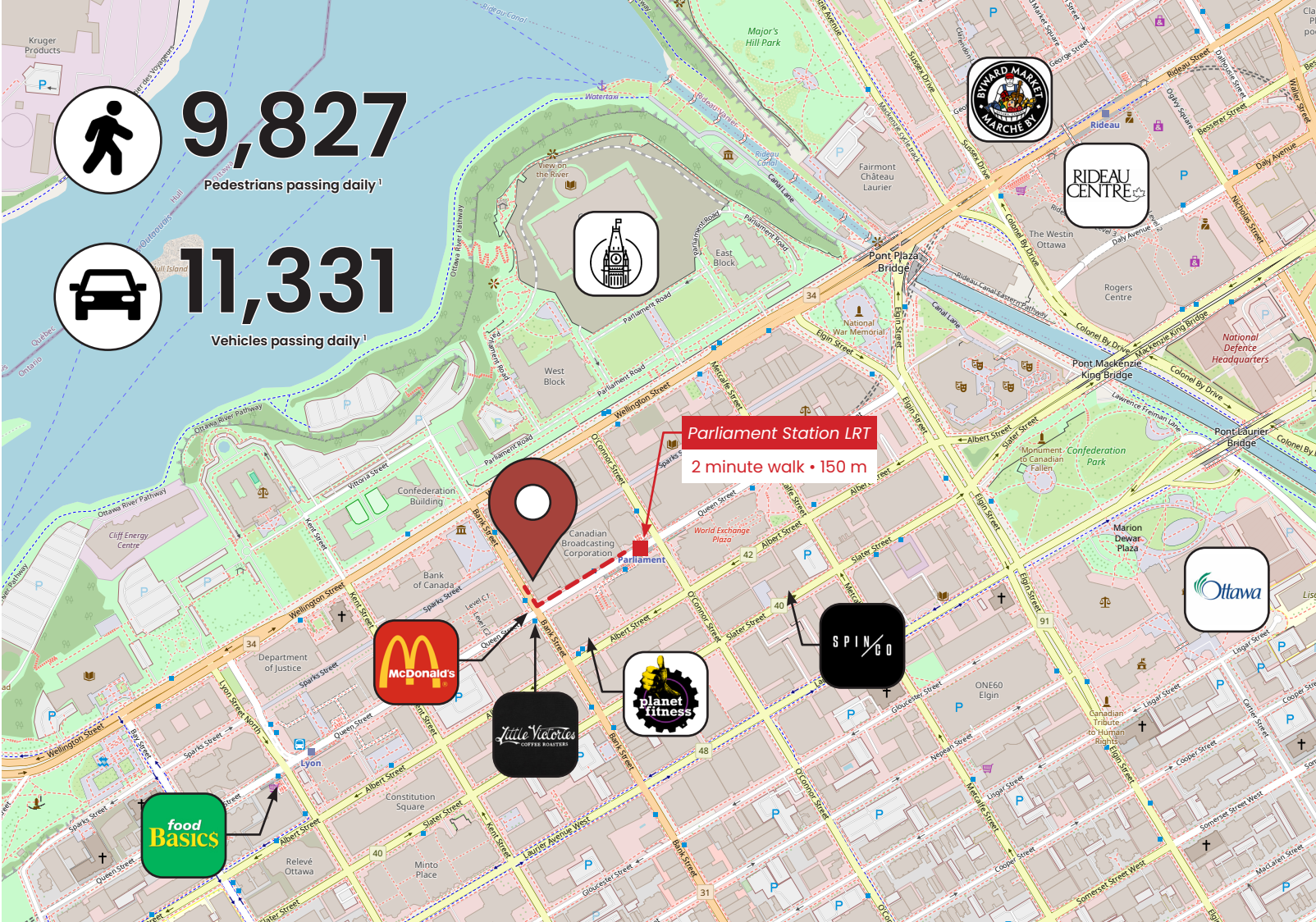
Steady vehicle and pedestrian traffic past your door

Great amenities on your doorstep including fitness centres, cafes, services, restauarnts, and a variety of quick lunch options

Highlights

This full-floor opportunity offers a flexible canvas for a variety of athletic, fitness, wellness, creative studio, and office users. Previously occupied by a movement-based operator, the suite benefits from existing infrastructure that supports active uses, including changerooms, showers, and sound-insulated construction.

Large windows bring abundant natural light into the space, creating an inviting environment for fitness classes, dance instruction, wellness services, personal training, collaborative workspaces, private offices, or client-facing operations.



Location Overview

77-71 Bank Street offers a prominent downtown address in Ottawa’s central business district, ideally situated between Queen and Sparks streets. Parliament LRT Station is a two-minute walk away, providing convenient access for employees and clients from across the city. Parliament Hill and Ottawa’s principal government and business institutions are also within easy walking distance.

The surrounding neighbourhood features a strong mix of restaurants, cafés, shops, hotels and professional services, driving traffic and giving office users everything they need close at hand. Excellent transit access and a highly walkable setting make 77-71 Bank Street a practical, well-connected location for organizations seeking visibility and convenience in the heart of the capital.



¹ Source: open.ottawa.ca Transportation Intersection Volumes 2024

FLOOR PLAN

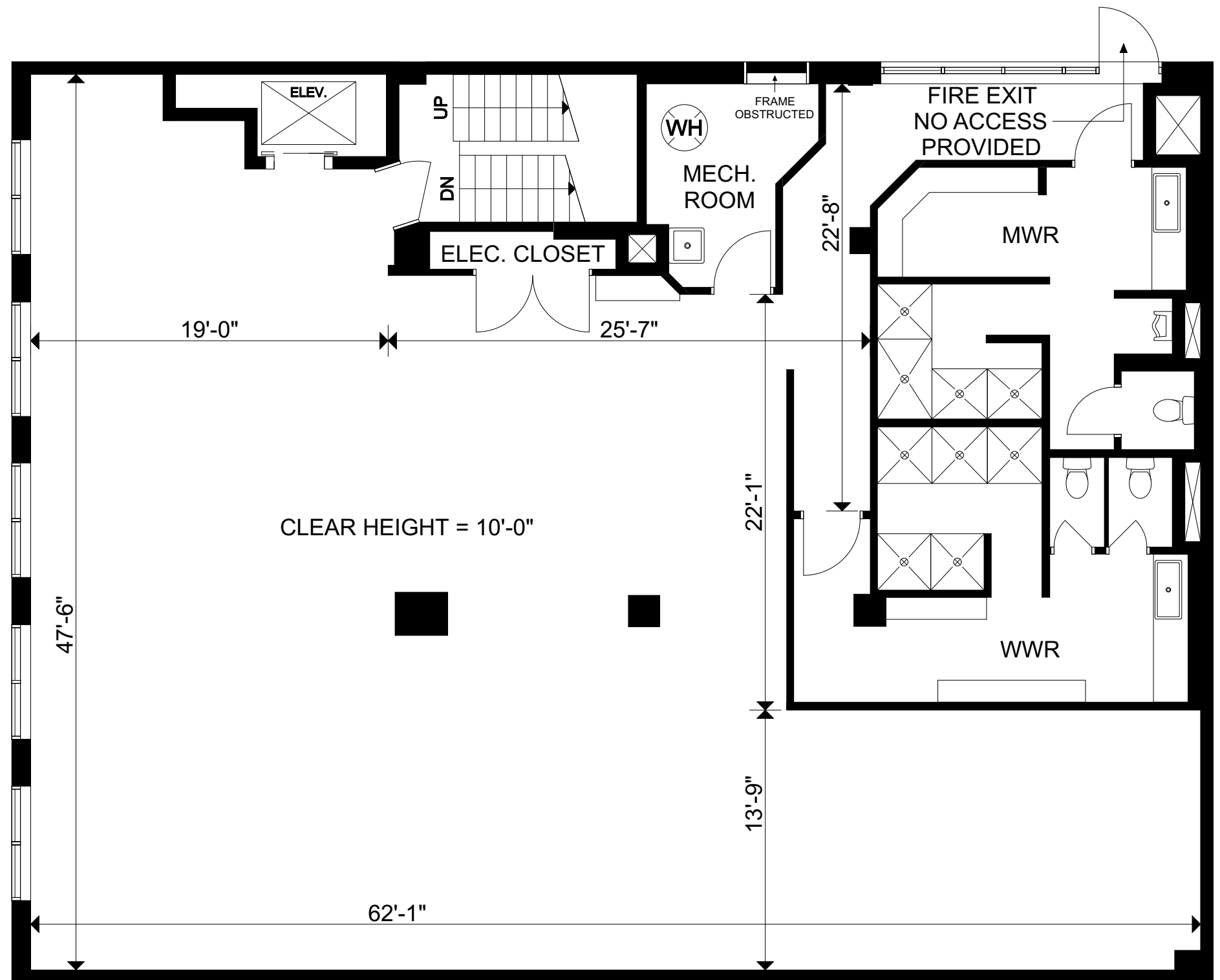
Suite 300 • 3,031 SF

Suite 300 offers approximately 3,031 square feet of full-floor space, currently in raw condition and ready for a tenant-designed buildout.

Direct elevator access and exceptional natural light from large windows create an inviting foundation for a distinctive new workplace or studio.

The largely open configuration offers numerous possibilities, including fitness studios, dance academies, martial arts training facilities, wellness operators, personal training centres, creative movement studios, or traditional office users seeking a unique downtown environment.

Existing men's and women's washrooms with changerooms and showers provide a significant advantage for athletic and studio operators. Combined with sound-insulated construction, the suite can accommodate both quieter wellness concepts and more active fitness, dance, and training-based uses.



CONTACT

613-759-8383
leasing@districtrealty.com

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Justin Levine, Broker
Sr. Advisor, Leasing & Investment Sales

Charles Mirsky, Broker
COO - Brokerage Services

Jason Shinder, Broker of Record
CEO



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Demographic Data

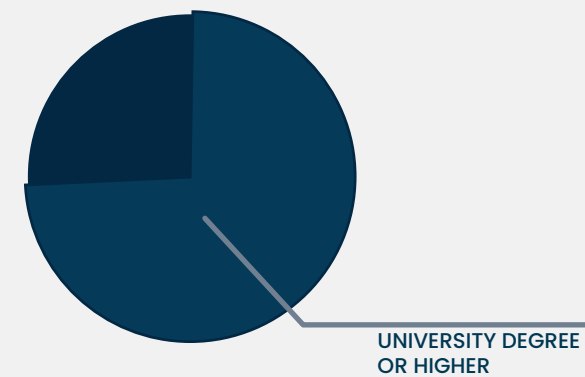
CoStar Demographics (2026)

The surrounding 5 km radius offers office users access to a substantial, highly educated population and a deep pool of working-age talent. The area's strong representation of business, finance, administration, government, social and applied sciences supports employers seeking skilled professionals across a broad range of office-based roles.

Continued population and household growth reinforce the location's long-term appeal as a place to recruit, retain and serve employees. For organizations establishing or expanding a downtown presence, the surrounding demographic profile provides a strong foundation for workforce access, client proximity and sustained business activity.

Educational Attainment

Over 74% of residents hold a University Degree or higher within a 5 km radius.



Income Levels

With 23% earning under \$40,000, the range of average household incomes is:

\$78K
TO \$124,519K

Labor Force Participation

65%

within a 5 km radius, a highly active working demographic with most employed in government, social sciences, education, business & finance, and sales & services.

Household Characteristics

One or two-person households dominate making up 77%, with household growth expected to reach

**20%
BY 2033**



Over 27,035 new households are expected by 2033 – sustained demand that supports long term leasing stability.

Population Growth

The population within a 5 km radius is projected to reach 308,204 by 2033.

15.69%
GROWTH
BY 2033

Age Distribution

The neighbourhood is overwhelmingly working age, with over 81% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

MEDIAN AGE IS

38



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AREA MAP

The surrounding 5 km radius offers access to a substantial, highly educated population and a broad base of working-age residents. Its strong concentration of professionals supports office tenants seeking skilled employees, while providing yoga and wellness operators with a large potential clientele living and working nearby.

Continued population and household growth reinforce the location's long-term appeal for both business and wellness uses. Whether establishing a downtown office or a destination for fitness and well-being, tenants benefit from strong workforce access, client proximity and sustained activity throughout the area.

Your Brand, Front and Centre

Street-level signage opportunities provides the incoming tenant with an opportunity to showcase their branding and establish a visible presence on busy Bank Street.

Vibrant Business Community

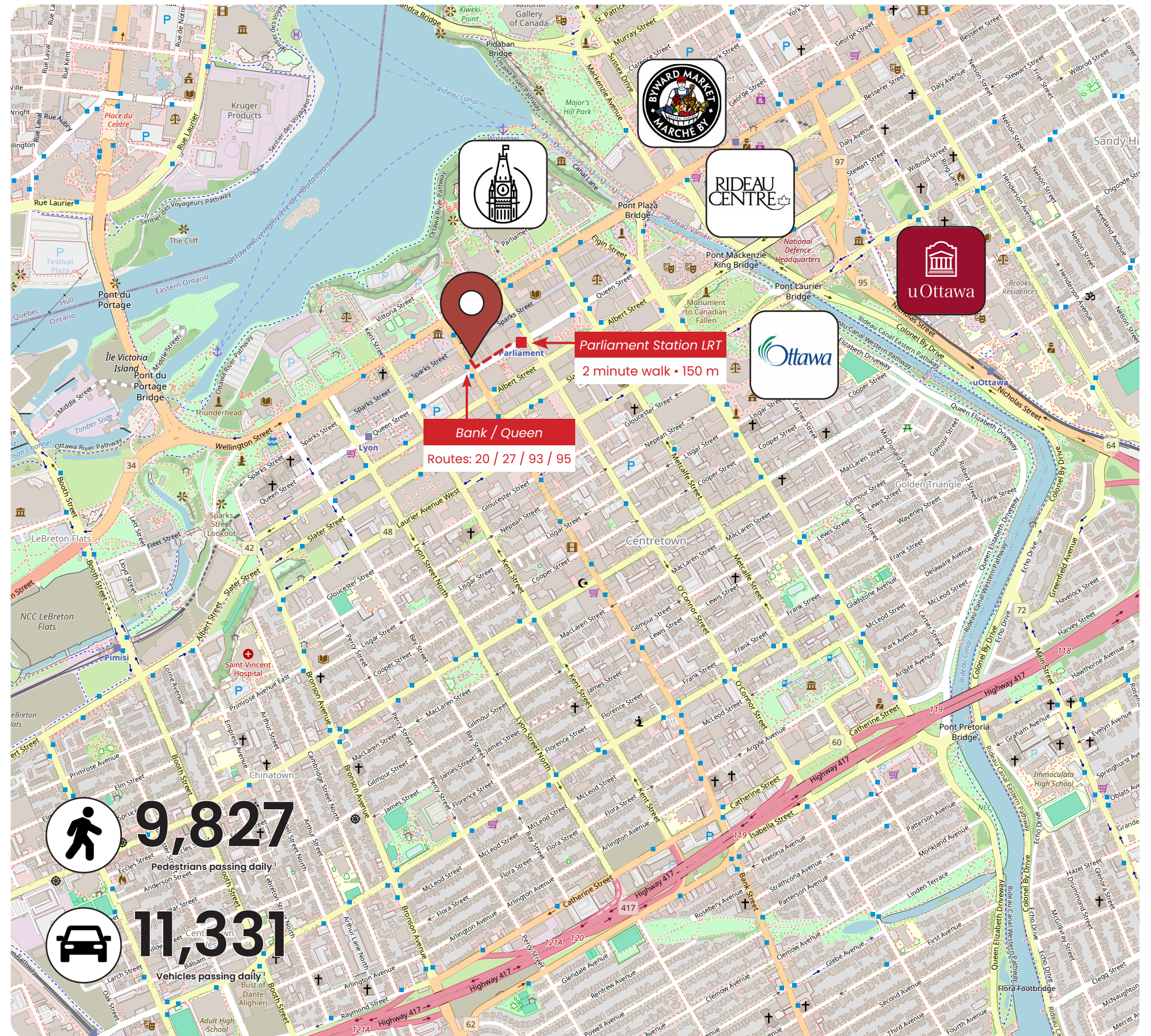
Join a dynamic downtown neighbourhood where office workers, residents, students, and visitors create a diverse customer base for fitness, wellness, studio, and professional service operators alike.

Connected for Success

Nearby LRT service and major downtown routes make the office easy to reach for employees, clients and visitors from across Ottawa.

Convenience at Your Doorstep

The central location offers convenient access for members, clients, and employees arriving by LRT, bus, bicycle, or vehicle, enhancing accessibility for both appointment-based and class-based businesses.



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20 James Street, Suite 100
Ottawa, ON., K2P 0T6

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