

QU
BE



FOR LEASE - PRIME RETAIL SPACE
259 BANK STREET

OTTAWA, ONTARIO

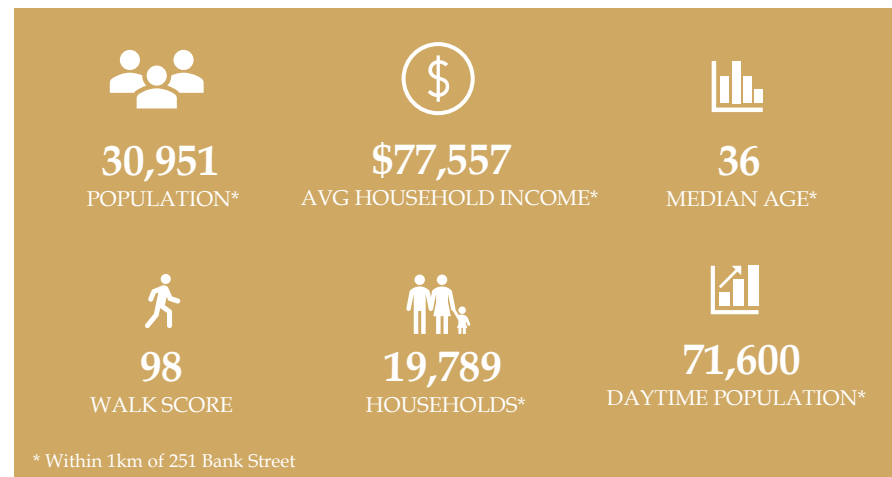
259 BANK STREET

PROPERTY DETAILS

Availability	Type	Size (SF)	Rent (PSF)	CAM	Comments
259 Bank St	Retail	2,250	\$34.00	\$19.25	End cap retail unit recently improved as coffee shop

HIGHLIGHTS

- Located at the corner of Bank Street and Cooper Street in Downtown Ottawa
- Direct access to public transit on Bank Street
- Highly visible storefront location and signage opportunity
- Existing improvements in space for prospective users



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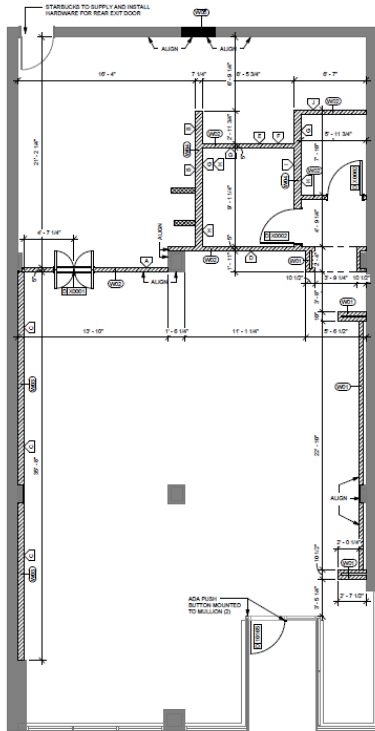
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259 BANK STREET

259 BANK STREET (END CAP)



1 1ST FLOOR - FLOOR FINISH DIMENSION PLAN
DATE: 10/1/12

Size (SF)	Rent (PSF)	CAM	Comments
2,250	\$34.00	\$19.25	Corner retail unit recently improved as coffee shop

- Corner ground floor retail unit at Bank Street and Cooper Street intersection
- Canopy signage opportunity
- Take advantage of existing infrastructure in place including built out washrooms
- Ideal space for coffee shop/café
- Can be combined 255 Bank for a total of 3,395 SF

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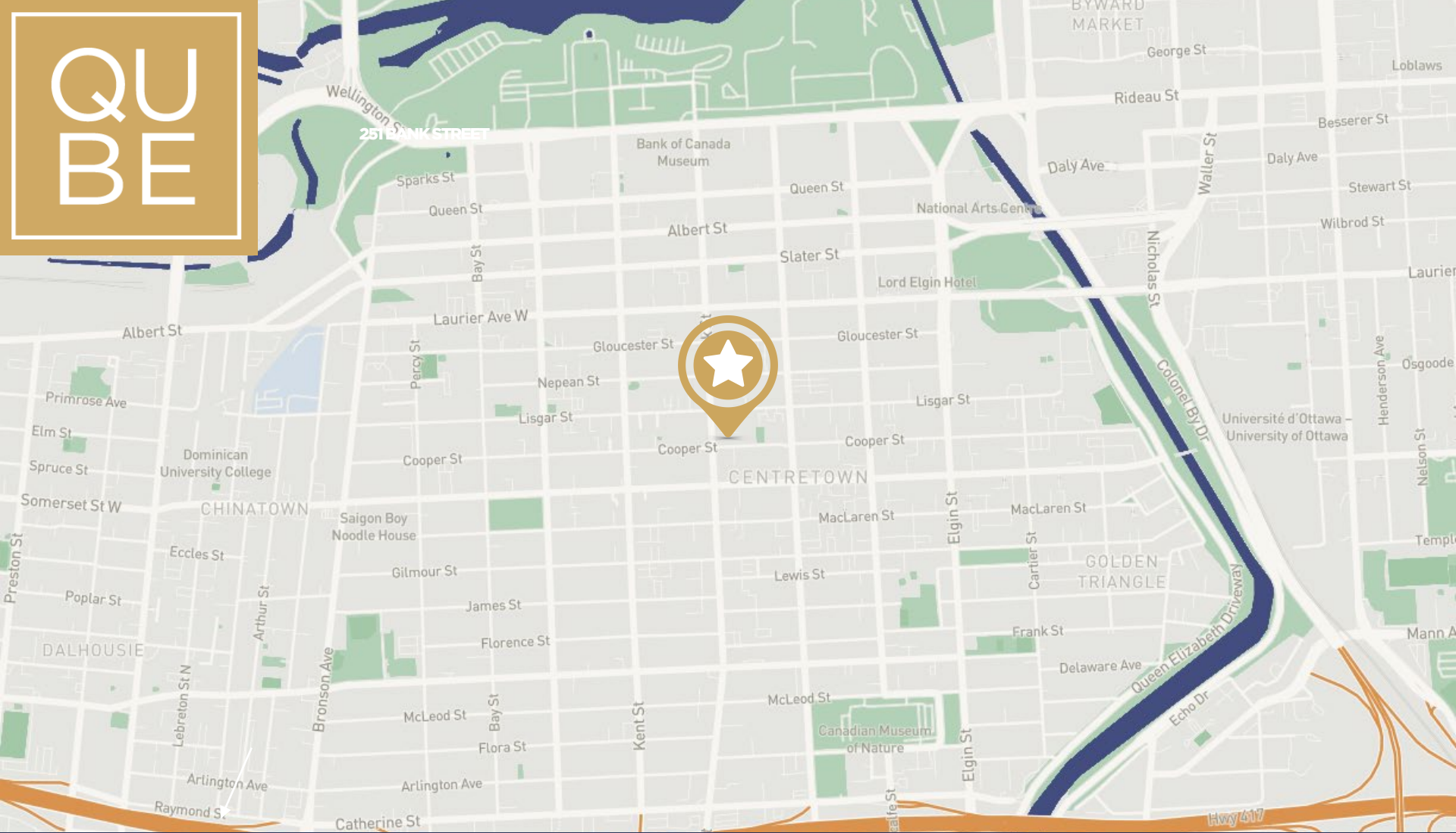
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