

FOR LEASE: RETAIL

85 Murray Street, Ottawa



DESCRIPTION: BYWARD MARKET

- ✓ Ground floor retail space for lease with prominent frontage in the heart of Ottawa's historic ByWard Market, on Murray Street between Parent Avenue and Dalhousie Street. The space features an open floor plan with expansive floor-to-ceiling windows that flood the interior with natural light, perfect for creating a bright and welcoming retail or service environment. With generous frontage, it delivers excellent visibility and foot traffic in the heart of this lively neighbourhood. The unit contains one bathroom and one office, central air and heating, high ceilings and basement.
- ✓ Metered street parking and City parking garages nearby.
- ✓ The ByWard Market draws both locals and tourists. High pedestrian traffic, and well serviced by public transportation, the LRT Rideau Station, with easy access to Hwy 417.
- ✓ Close to Parliament Hill, the City's museums, the NAC, Rideau Centre, Rogers Centre and steps away from Ottawa's hottest restaurants, hotels and entertainment district.

SPACE AVAILABLE: March 1, 2026

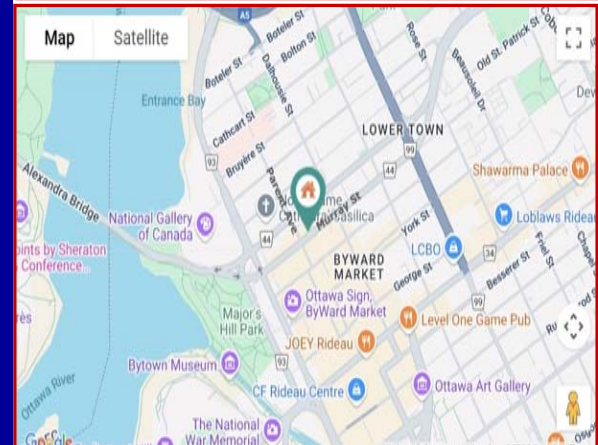
- ✓ Approximately 3,018 sq.ft rentable.

NET RENTAL RATE:

- ✓ \$35.00 per square foot net. Lease rate does not include utilities, property expenses or building services.

OPERATING COSTS:

- ✓ \$14.31 per square foot per annum (estimate) (CAM: \$9.19 p.s.f and Realty Tax: \$5.12 p.s.f.).



For more information please contact:

BRENT TAYLOR, Broker of Record / President
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Email: brent@brentcomrealty.com
www.brentcomrealty.com

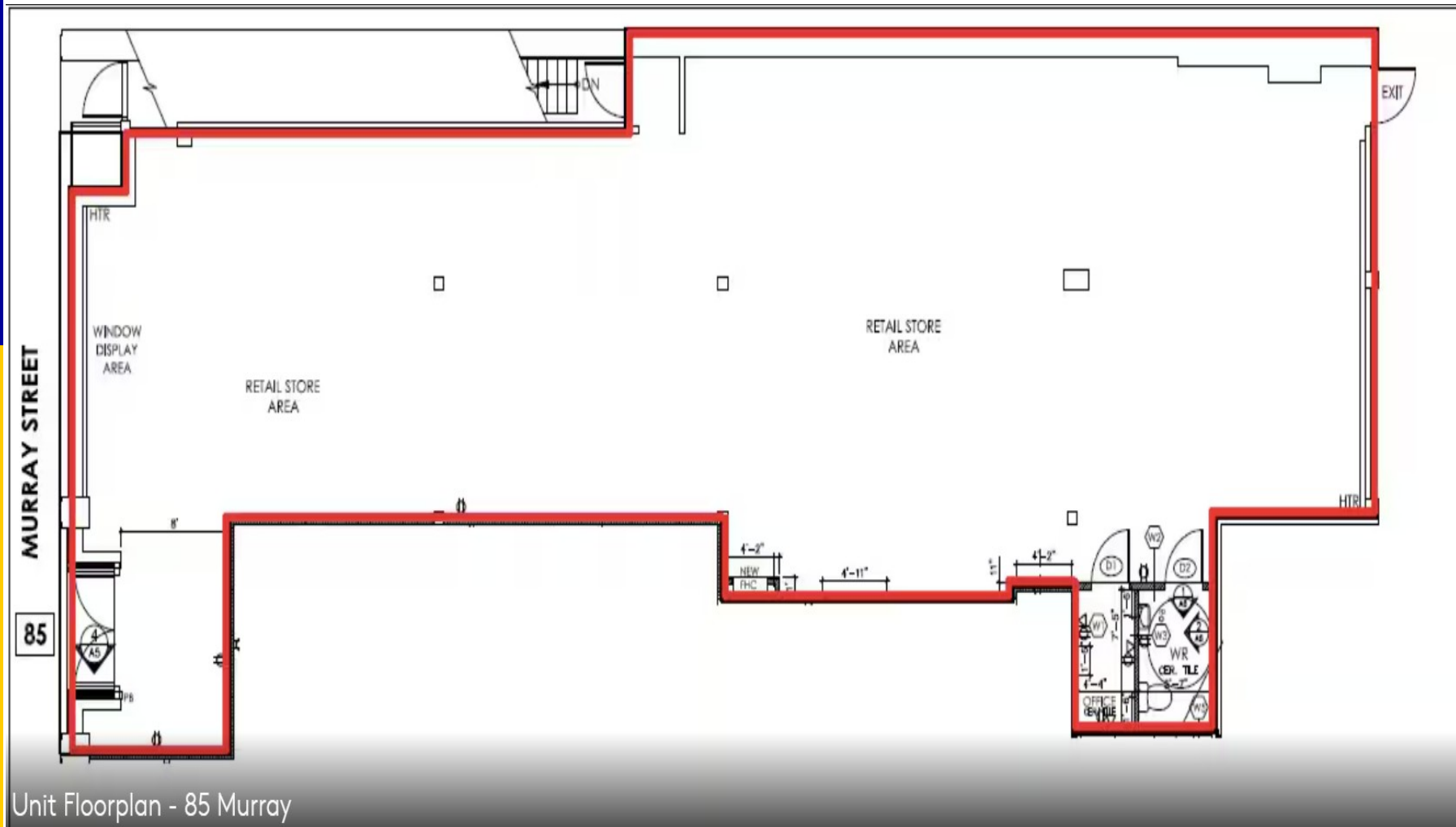
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GROUND FLOOR PLAN

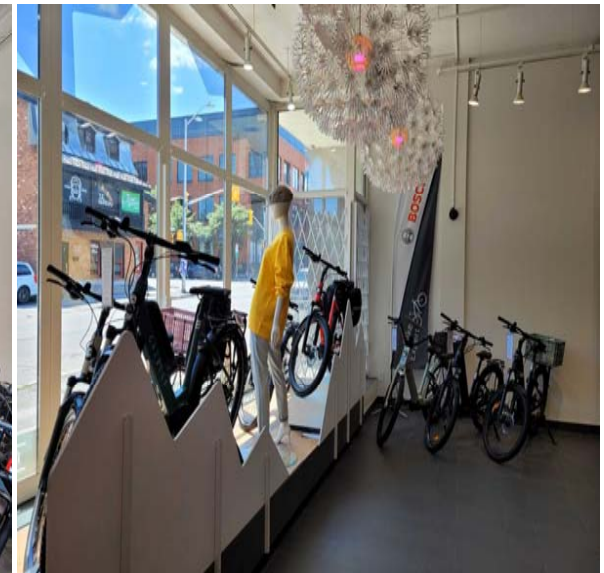


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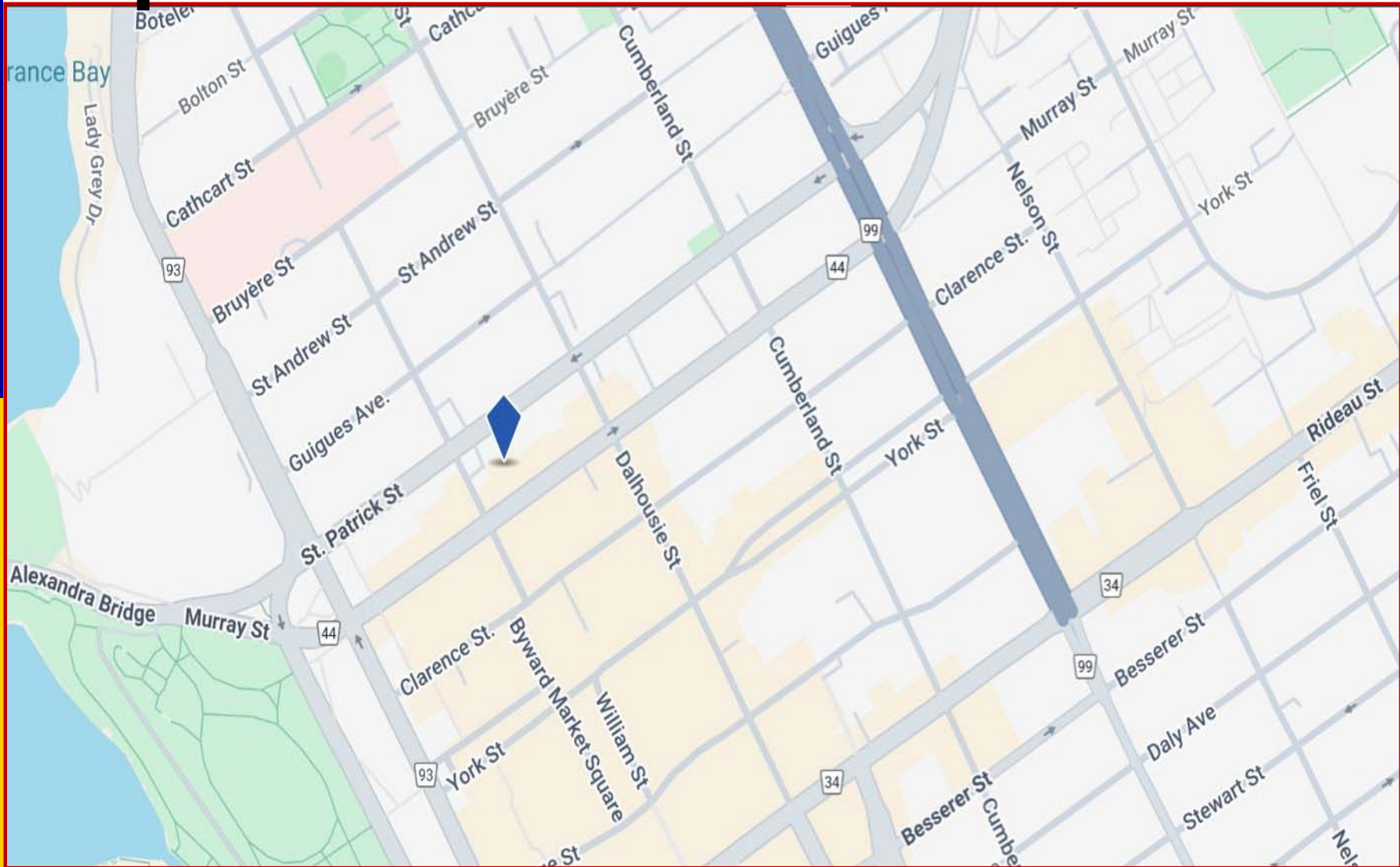


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