

For Lease
4,841 SF

499 Sussex Drive

OTTAWA, ONTARIO

Prime retail space available in the
heart of Ottawa's Byward Market

CBRE



Iconic Location

Located on one of the most visible corners of the Byward Market along Sussex Drive, this iconic location in one of Ottawa's oldest commercial buildings offers a rare opportunity.

A hugely successful restaurant for over 17 years has closed because the owner has taken on new projects in different facets of the industry.

This space is plug and play. The chattels are available as well if someone wants to take them over.

The ground floor features a welcoming bar, an abundance of natural light and great sight lines of some of the most historic buildings in Ottawa. The second floor boasts even better vantage points and natural light. This is where you will find the kitchen. Combined, the two floors can accommodate over 200 guests

In the basement you will find a fully operational prep kitchen, including walk in fridge/freezer, storage, a wine cellar, staff locker room and washrooms, and offices.

All 3 floors are connected by an interior staircase and a dumbwaiter. From the basement you have direct access to the parking garage where there are 2 parking spaces available for your use.

This space would be equally impressive as retail or office, which are both uses that the landlord is happy to consider.

Within a short walk from the Rideau Centre, Parliament Hill, many hotels, offices and residences. 499 Sussex is one block away from the new Live Nation event centre which opens in early 2026 and will host upwards of 2,500 people for at least 200 nights a year.



Property Details

4,841

Total Square Feet Over 3 Floors

- 1,493 SF Ground Floor
- 1,584 SF Second Floor
- 1,764 SF Basement

\$32.50

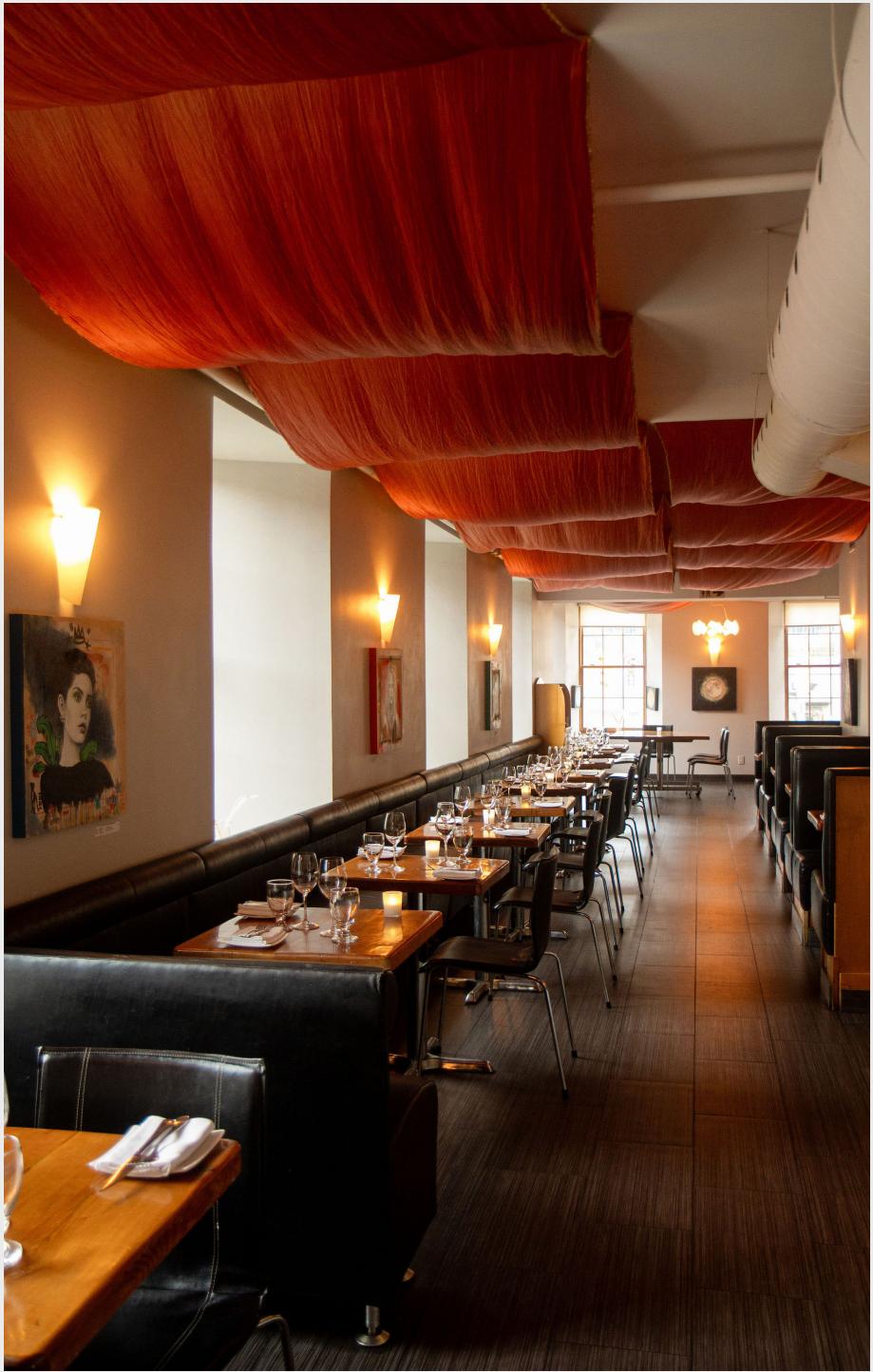
Net Rent*
Per Square Foot

\$12.62

Additional Rent Per Square Foot*
(2025 Estimate)

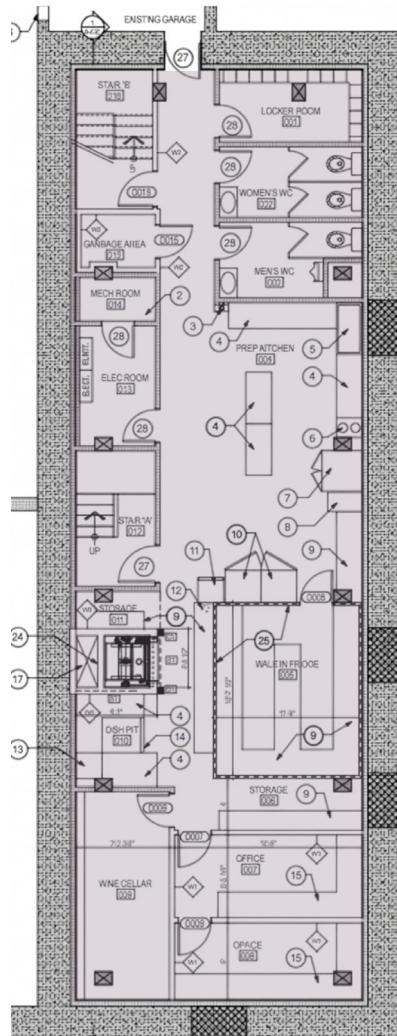
*On the ground and second floor only



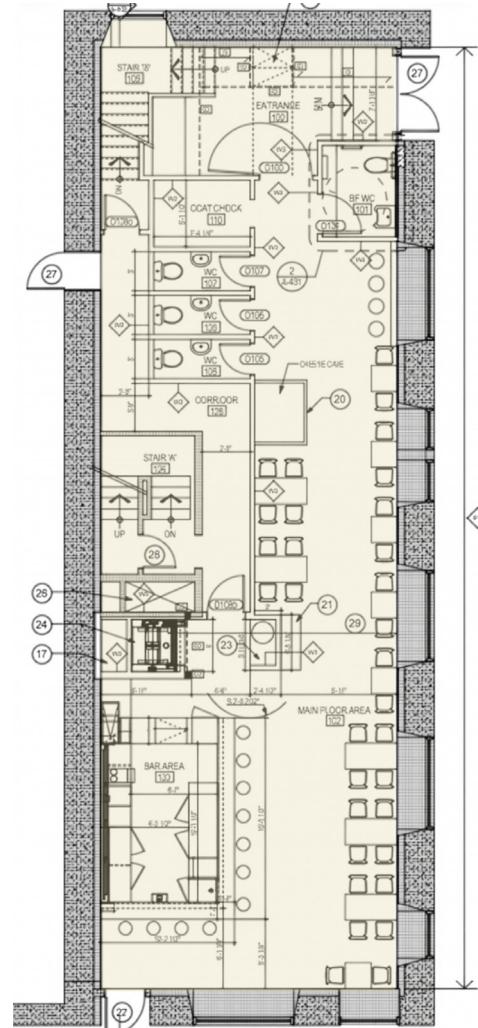


Floorplans

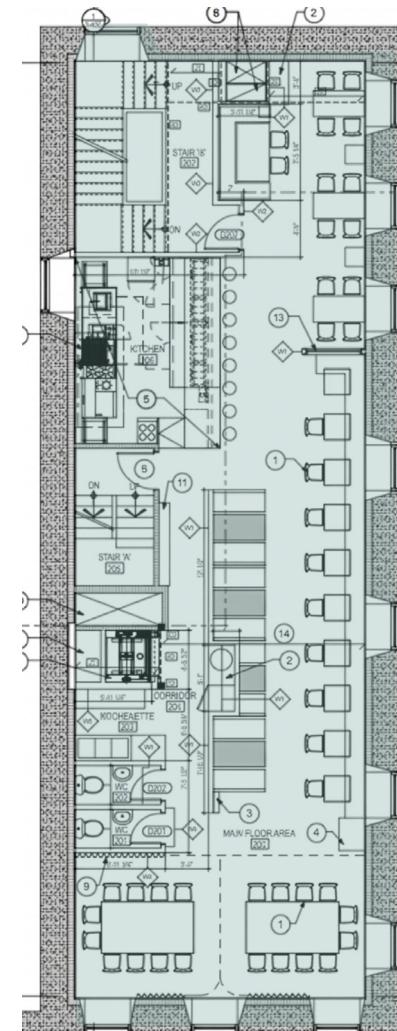
Basement Level



Ground Level



Second Level



Area Overview

Access & Amenities



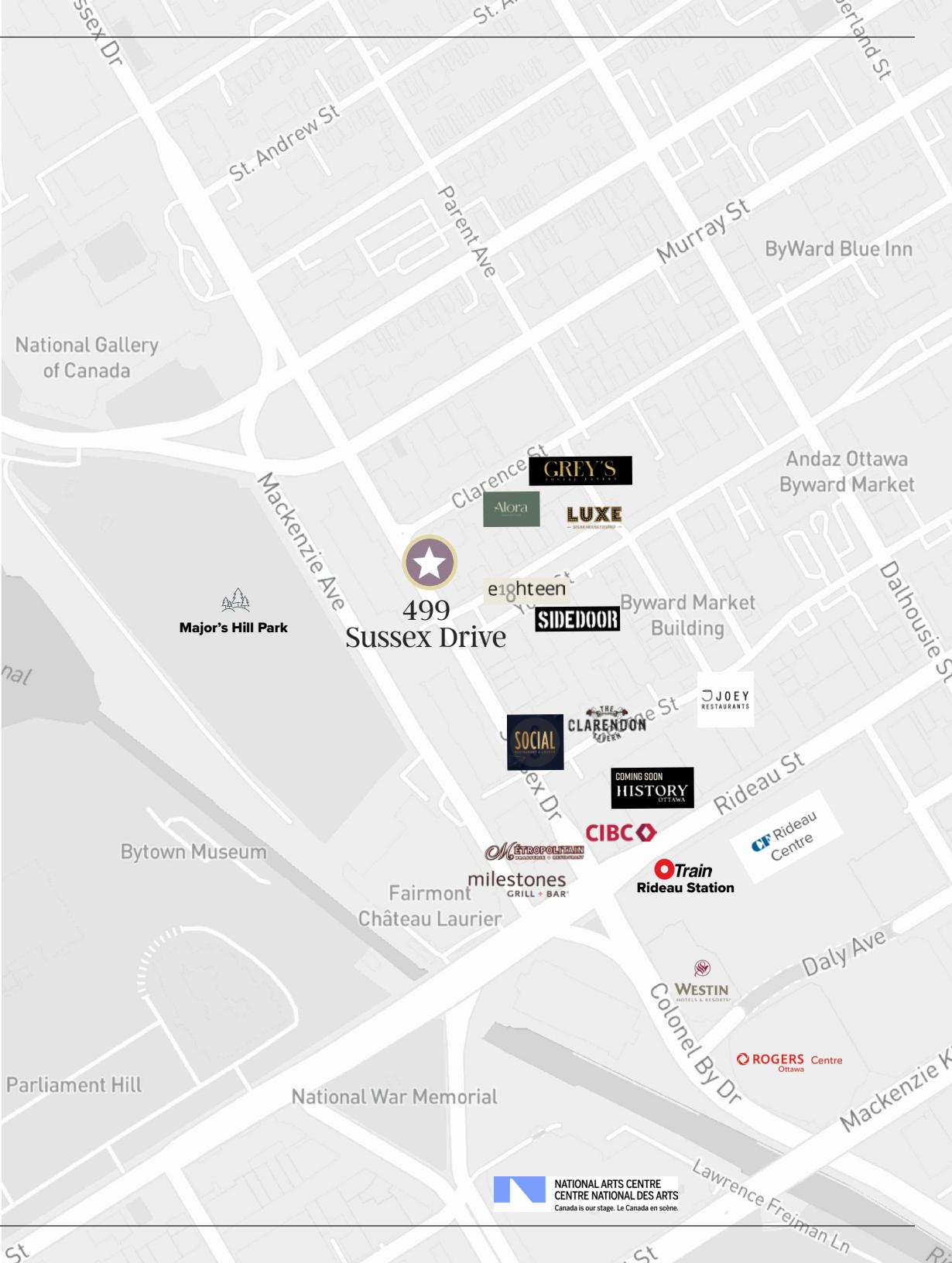
RIDEAU LRT
3 MINUTE WALK | 200m



PARLIAMENT HILL
5 MINUTE WALK | 500m



ACCESS TO HIGHWAY 417
6 MINUTE DRIVE | 1km



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Canada is our stage. Le Canada en scène.



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CBRE

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