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**135 RIDEAU STREET,  
Suite 300  
OTTAWA, ON  
K1N 5X4**

Virtually Tour the Property  
HERE!

**SUBLEASE  
AVAILABLE**

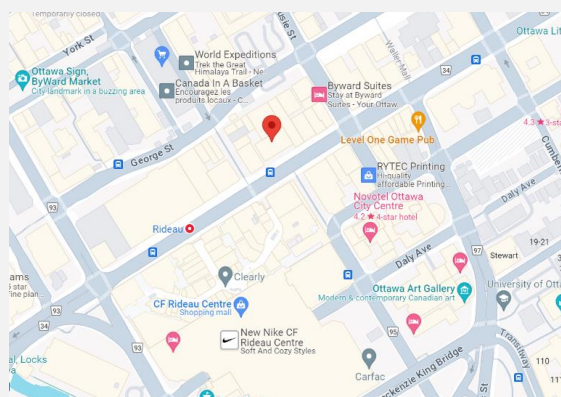
#### Space Profile

RSF (Approx.)	4,751 SF (divisible)
Rental Rate	Contact Listing Broker
Additional Rent	\$26.37 PSF
Availability	Immediate/TBD
Term	Present- October 31, 2032

#### Property Features

- Open to full or partial sublease.
- High ceilings
- Abundance of natural light.
- Sleek, sophisticated and modern finishes.
- Enclosed offices (13 small, 4 large/boardrooms)
- Clean, modern, common restrooms.
- Arched windows.
- Parking available at an additional cost. Contact Listing Broker for details.

#### Map



#### Location Features

- Prime sublease location, situated on Rideau Street in the heart of Byward Market.
- Easily accessible by downtown foot-traffic and public transit and the highway.
- LRT Stop.
- Surrounded by the countless amenities, including shops and restaurants, Rideau Centre and the Byward market.

**For more Information, Please Contact**



#### Justin Levine

Broker of Record  
Direct: 613.862.4792  
Office: 613.778.8754  
jlevine@encorecommercial.ca  
encorecommercial.ca  
Encore Commercial Real Estate



**Business Address**  
Encore Commercial Real  
Estate., Brokerage  
222 Queen St  
Suite 1018  
Ottawa, ON K1P 5V9



# 135 RIDEAU STREET, Suite 300, OTTAWA, ON

## Photos



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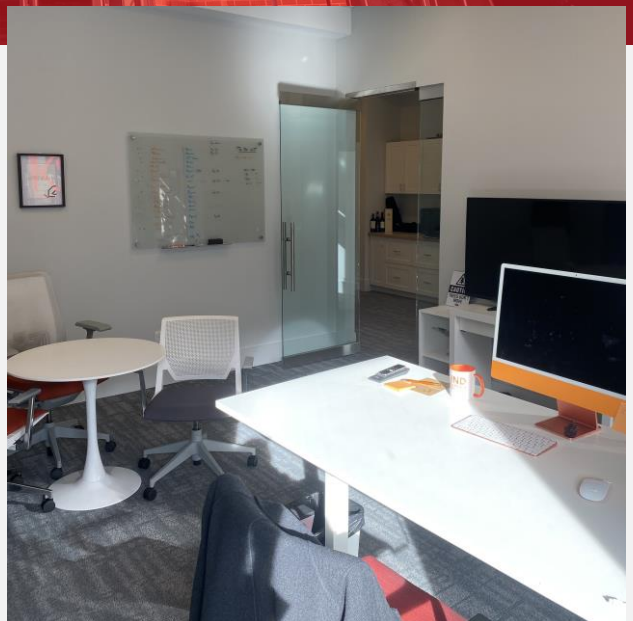
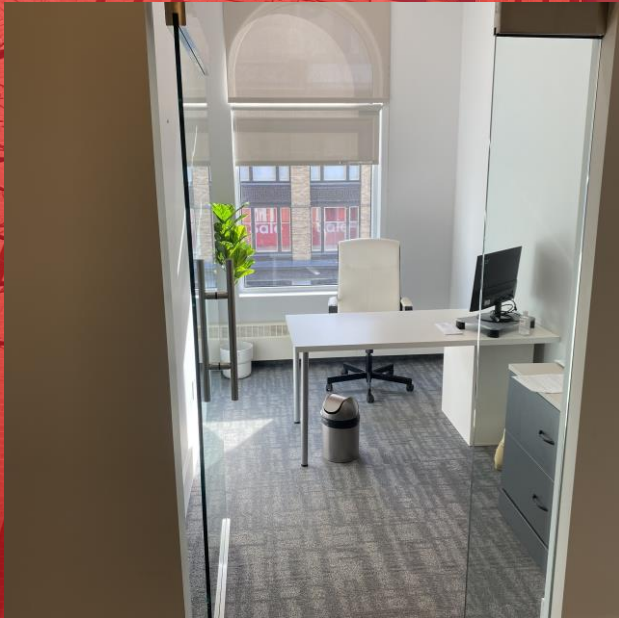
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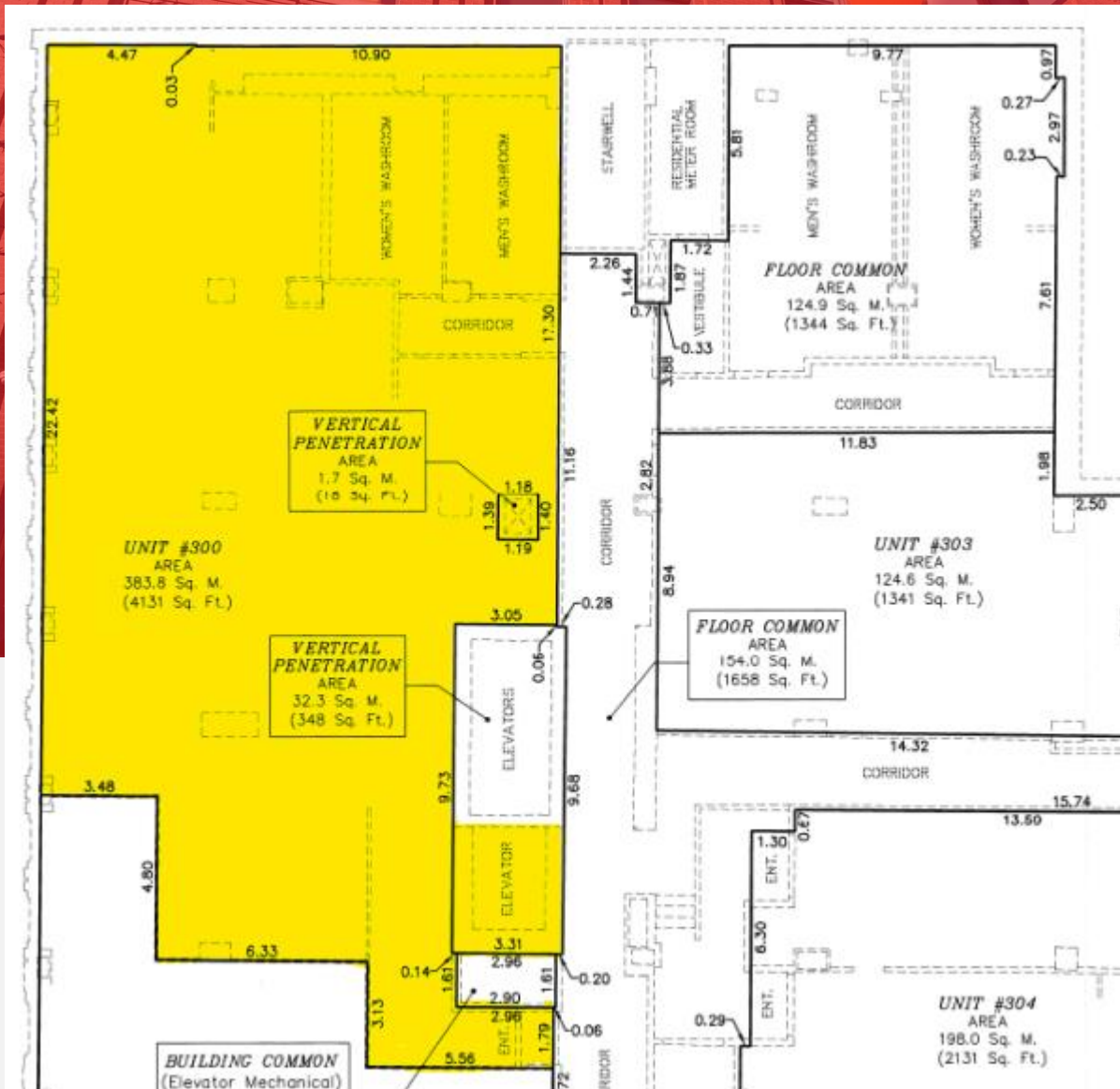
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## Floor Plan(s)



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