

FOR LEASE - COMMERCIAL PROPERTY
111 RIDEAU STREET



Prime Opportunity- Gateway to the ByWard Market

Iconic Rideau Street Building-1,898 to 15,043sf

This "Prime" location next to the LRT-Rideau station and the entrance of the Gateway to the Byward Market offers 15,043 sf on two floors.

The Byward Market has served Ottawa for nearly 200 years and is Ottawa's number one tourist attraction, with the best foot traffic! It averages 50,000 visitors per weekend in the summer months and is also directly located across the street from the Rideau Centre. Over 600 businesses in a 4 block radius attracting millions of visitors a year.

This historical three story building has the 2nd and 3rd floors available respectively at 7,308sf & 7,735sf. Both floors are base build ready for your design.

Unit 113 is available November 1, 2024 at approximately 1,898 sq.ft.

This is a great opportunity for office space or exercise studios.

We want to work with you to help realize your dream! Be a part of this historical Nation's Capital site.

We are happy to provide tours upon request.

Todd Beech
Director, Leasing
(613) 903-6662 Direct
tbeech@regionalgroup.com

Regional Group
1737 Woodward Drive, 2nd
Floor
Ottawa, ON
K2C 0P9

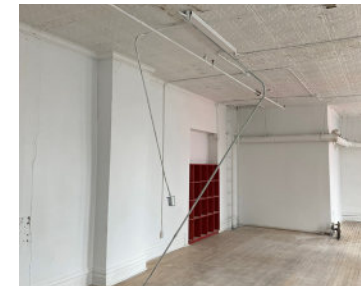
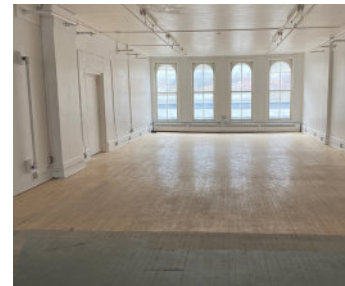
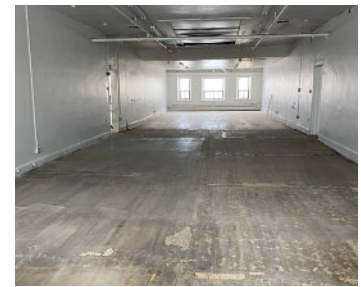
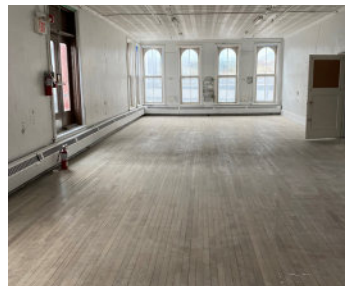
(613) 230-2100

info@regionalgroup.com



Property Highlights

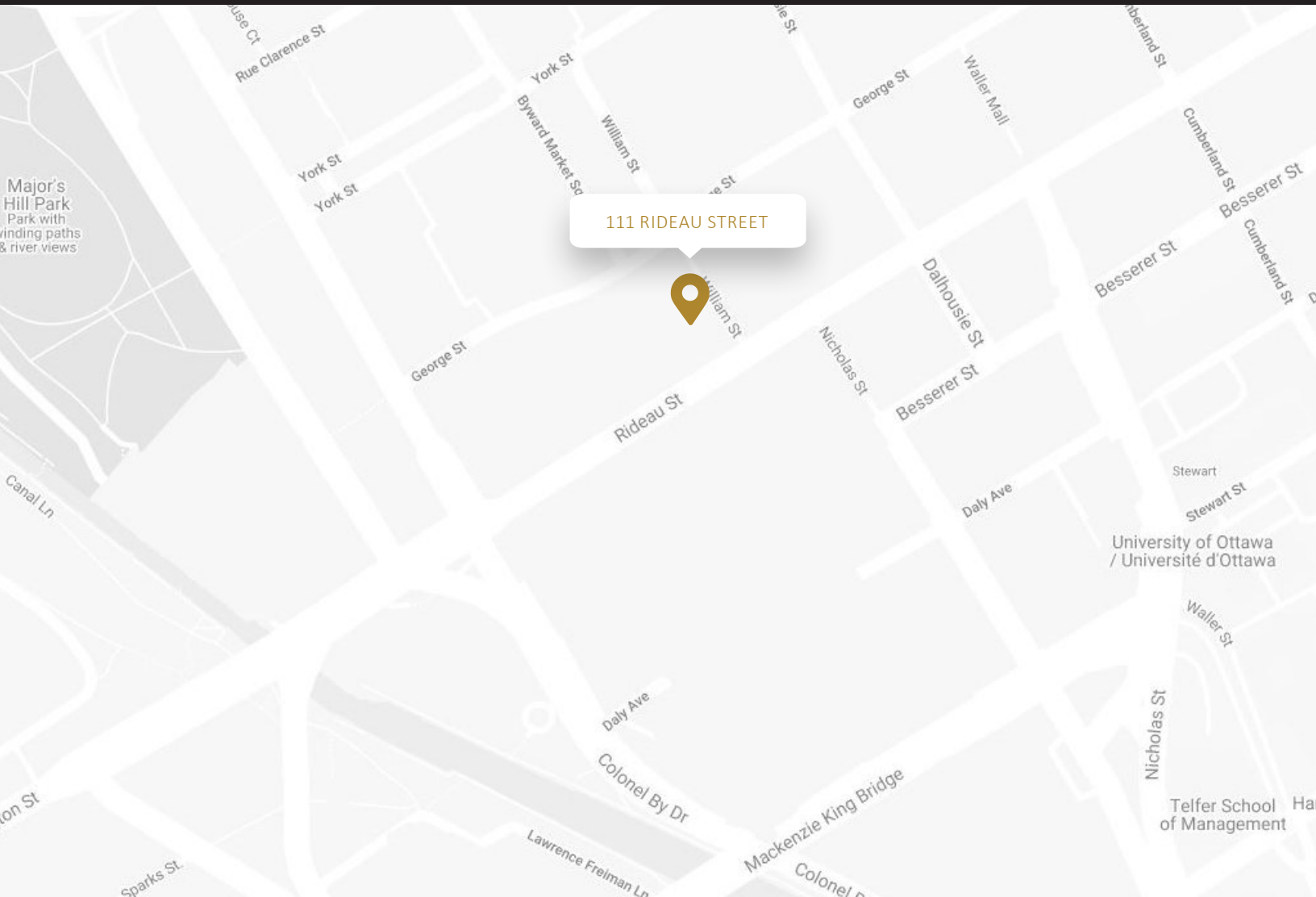
- Prime location at entrance to ByWard market
- Located next to LRT and across from Rideau Centre
- Just over 15,000sf of space
- Averages over 50,000 visitors per weekend in summer
- Historical well maintained three storey building
- Great location for an exercise studio or an office
- Base build ready
- Professionally managed



Availability & Rates

Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
Unit 113	1,898	Call for pricing	\$21.83	Nov 1, 2024
Unit 200	7,308	\$15.00	\$21.83	Immediate
Unit 300	7,735	\$15.00	\$21.83	Immediate

TI Allowance – Negotiable

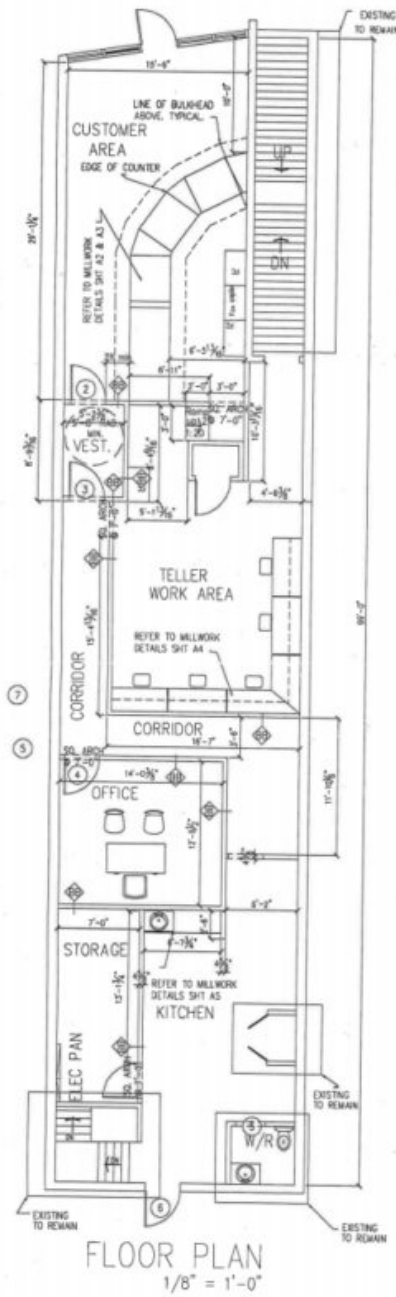


Property Specifications

Exterior Walls	Brickwork exterior walls
Roof Type	Flat
Ceiling Height	12'
Loading Facilities	No
Air Conditioning	Rooftop HVAC unit
Heat	Rooftop HVAC unit
Sprinklered	Yes
Seperately Metered	Yes

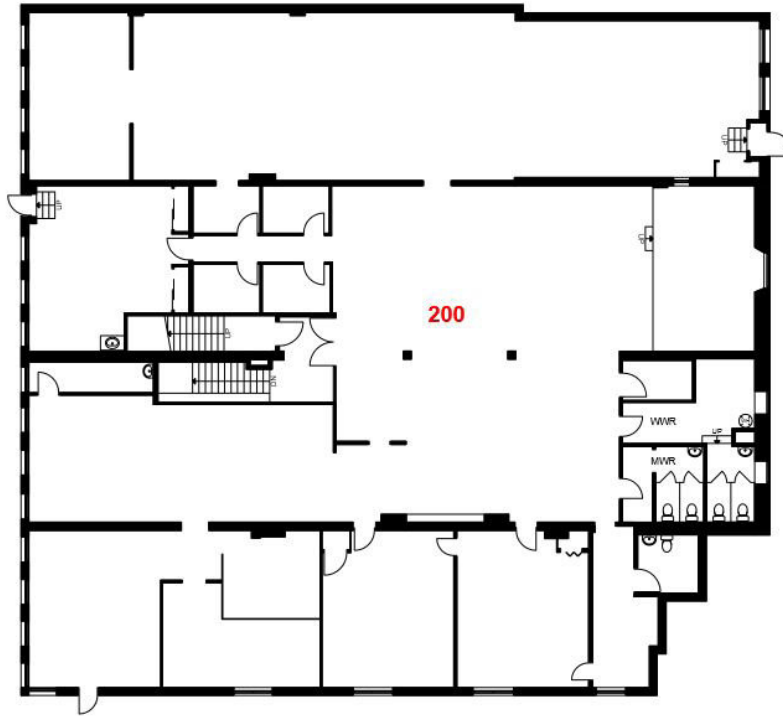
Unit 113

Ground Floor- 1,898sf



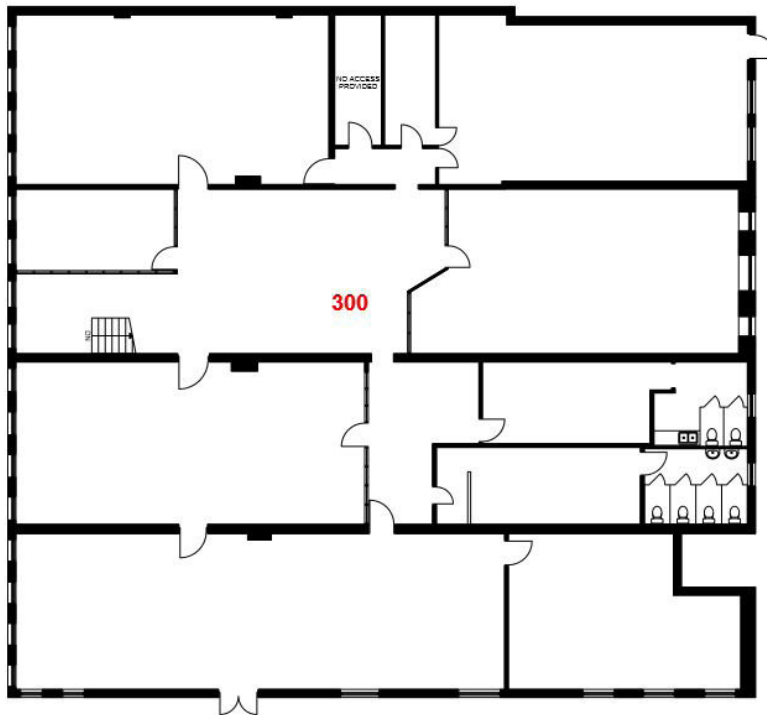
Unit 200

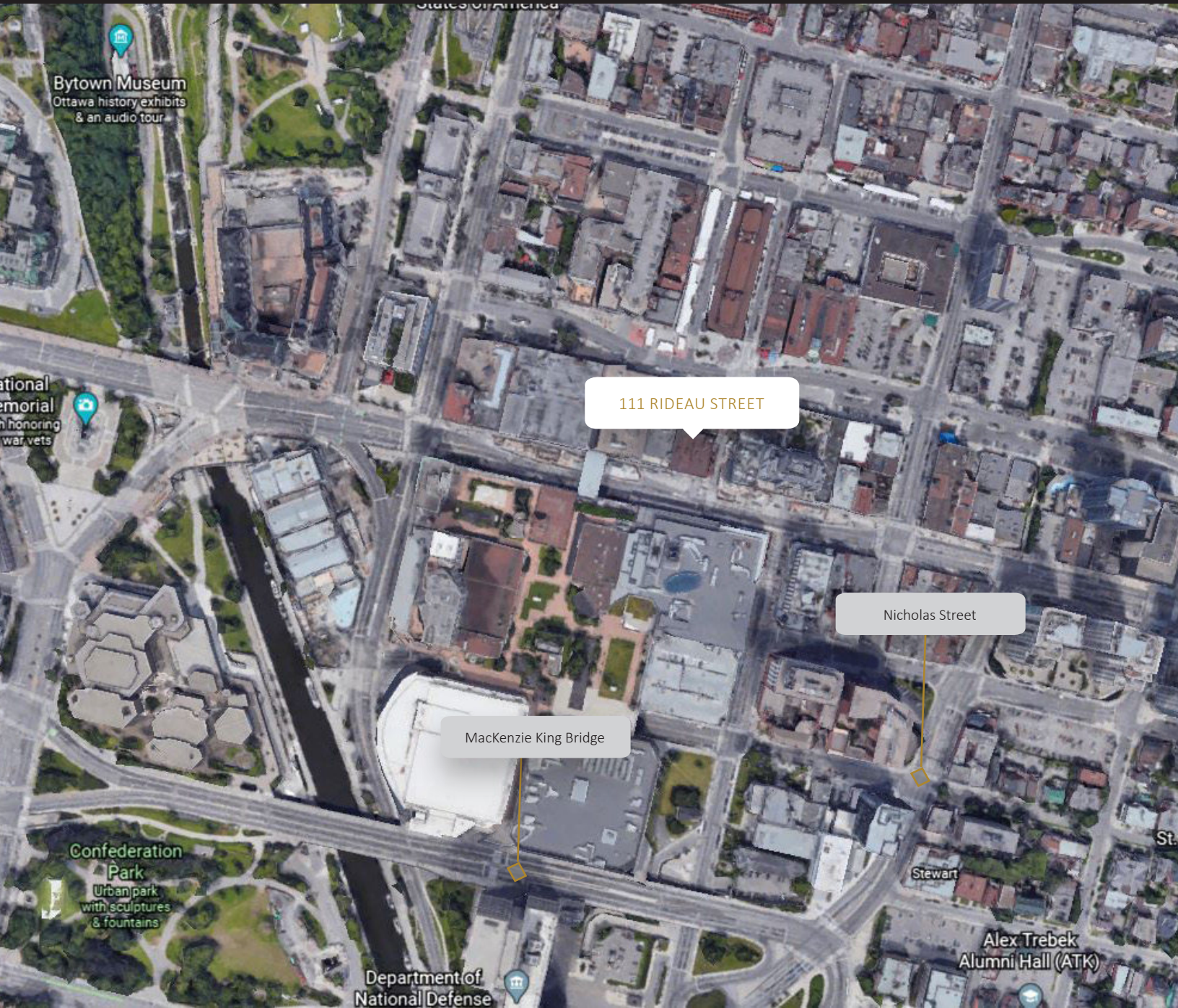
2nd Floor- 7,308sf



Unit 300

3rd Floor- 7,735sf





Contact us

Todd Beech
Director, Leasing
(613) 903-6662 Direct
tbeech@regionalgroup.com

Regional Group
1737 Woodward Drive, 2nd Floor
Ottawa, ON
K2C 0P9

(613) 230-2100
info@regionalgroup.com
regionalgroup.com

The information herein contained has not been verified by The Regional Group of Companies Inc. (the 'Agent'). The Agent does not warrant in any manner, implied or otherwise, that the information herein contained is accurate. The Agent does not, and will not, accept or assume any liability for any consequence or result, negative or otherwise, arising from the reliance of the party receiving the information (the 'Recipient') on the information herein contained. It is the sole and exclusive responsibility of the Recipient to independently verify all information herein contained and perform all due diligence as reasonably required. The information herein contained is subject to change and / or alteration without prior notice, and the Agent hereby reserves the exclusive right to remove from the market said information and / or the Property / Space for Lease to which it pertains. The Regional Group of Companies Inc. is acting solely as an agent for its client, and is not acting in its personal or corporate capacity.

