

Integrity. Dedication. Professionalism.
RETAIL / OFFICE SPACE FOR LEASE

366 Rideau Street, Ottawa



RETAIL / OFFICE BUILDING FOR LEASE

GROUND FLOOR - 1,200 sf

Price: \$20.00/sf

OPC: \$ 8.41/sf

2ND & 3RD FLOOR - 1,771 sf

Price: \$14.00/sf

OPC: \$ 8.41/sf

CONTACT:

613-759-8383

leasing@districtrealty.com

Darren Clare

Director, Leasing & Investment Sales
Sales Representative

Prime located retail/office building available in downtown Ottawa. Ground floor fitted for retail use. Upper levels are trendy office space with exposed brick walls, washrooms with a shower, and a kitchen.

High traffic area, close to the Rideau Centre, the Byward Market, and the University of Ottawa. Many convenient amenities at your doorstep including Loblaws, Circle K, Shoppers Drug Mart, and a wide variety of restaurants.

HIGHLIGHTS

- Exterior bike racks
- Bus stop for routes 7, 12 and 14 on-site
- Short walk to **Rideau O Train Station (LRT)**
- Densely populated residential area close to iconic locations and destinations for tourism



Ground Floor | Retail



Ground Floor | Retail



2nd Level Office Space | Former Yoga Studio



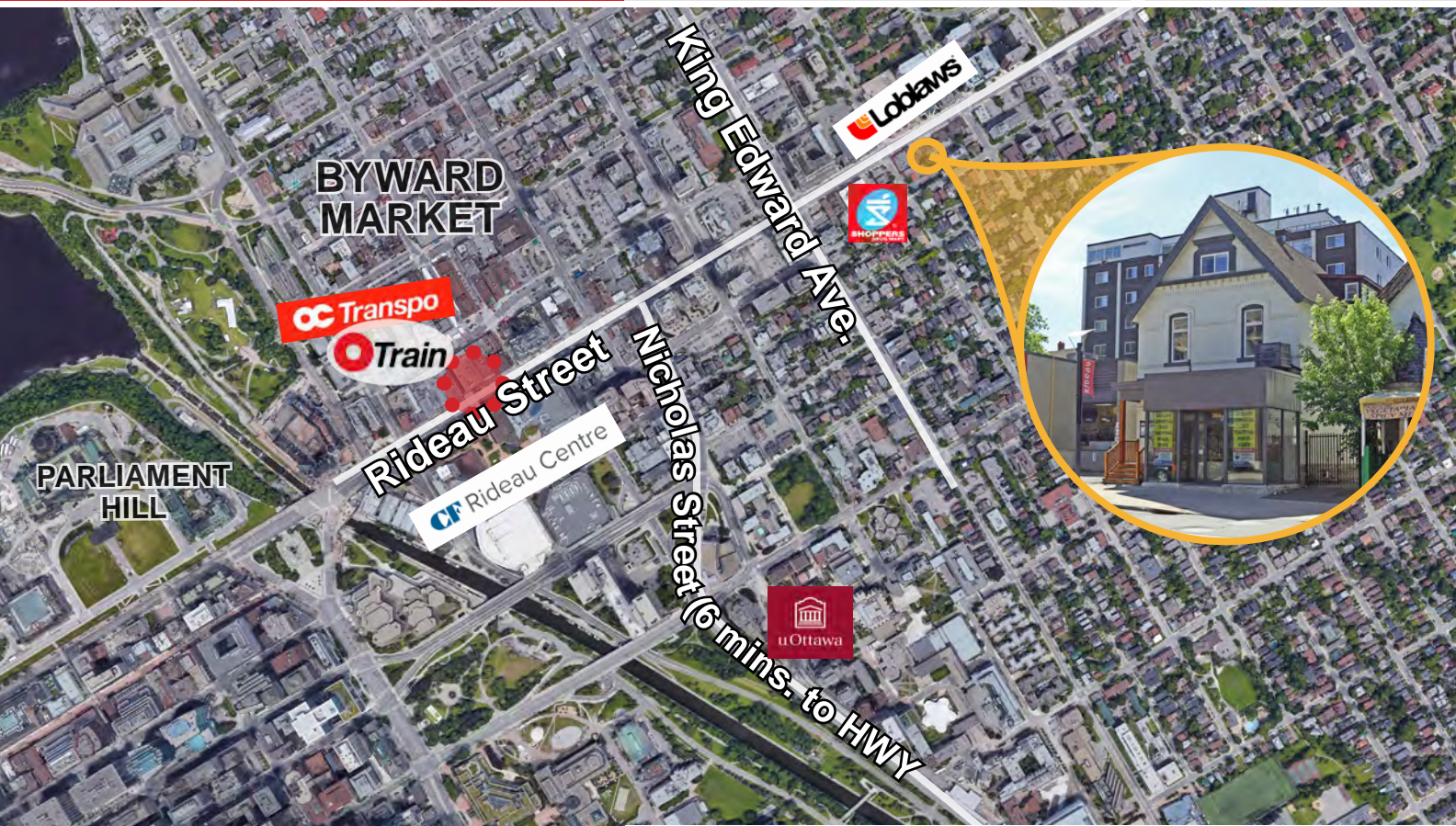
2nd Level Office Space | Former Yoga Studio



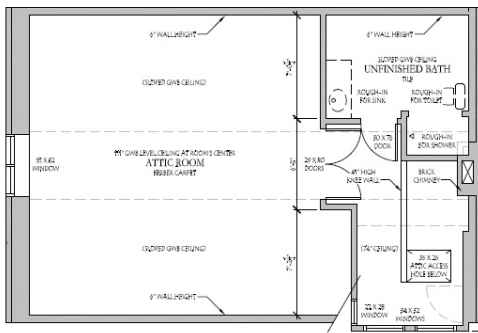
2nd Level | Kitchen & Lunchroom



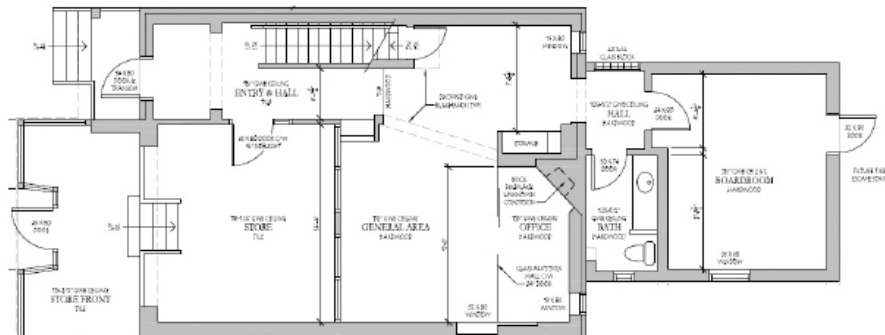
3rd Floor | Usable Attic Space



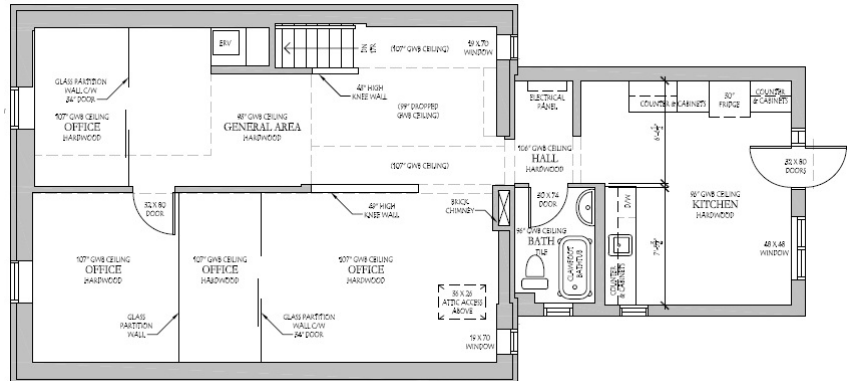
Office Floor Plan - 3rd Floor



Retail Floor Plan - Main Level



Office Floor Plan - 2nd Floor



CONTACT:

613-759-8383

leasing@districtrealty.com

Darren Clare

Director, Leasing & Investment Sales

Sales Representative