

RETAIL FOR LEASE: 1,611 SF

1 NICHOLAS

OTTAWA, ONTARIO



**CUSHMAN &
WAKEFIELD**
Ottawa



1 NICHOLAS

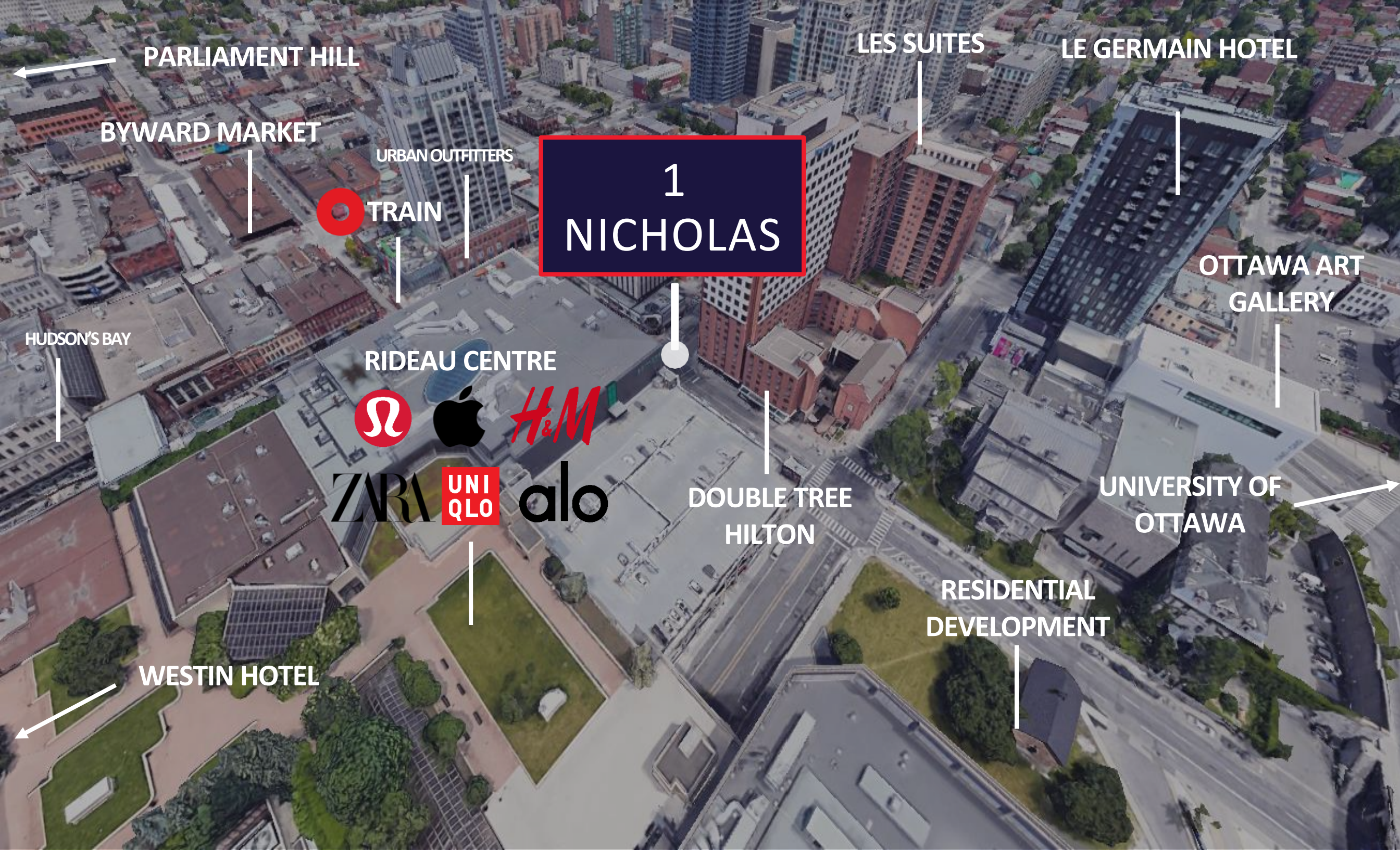
RETAIL SPACE AVAILABLE

UNIT 5 1,611 SF

FRONTAGE	45' Besserer Street
LEASE TYPE	Net
POSSESSION	Immediate
ASKING RENT	Contact Listing Agent
ADDITIONAL RENT	\$11.94

HIGHLIGHTS

- Adjacent to the Rideau Centre
- High visibility from main thoroughfare of Lowertown Ottawa
- Large front windows offering natural lighting
- Entrance from the lobby of the office building and private entrance from Besserer Street
- Located across from DoubleTree by Hilton and Les Suites
- Nearby residential development on Nicholas Street set to add 288 units, boosting foot traffic
- 120 Metres from Rideau LRT Station and rapid bus transit stop
- Walking distance to Ottawa's historic ByWard Market



PARLIAMENT HILL

LES SUITES

LE GERMAIN HOTEL

BYWARD MARKET

URBAN OUTFITTERS



TRAIN

1
NICHOLAS

HUDSON'S BAY

RIDEAU CENTRE



ZARA

UNI
QLO

alo

DOUBLE TREE
HILTON

OTTAWA ART
GALLERY

UNIVERSITY OF
OTTAWA

RESIDENTIAL
DEVELOPMENT

WESTIN HOTEL

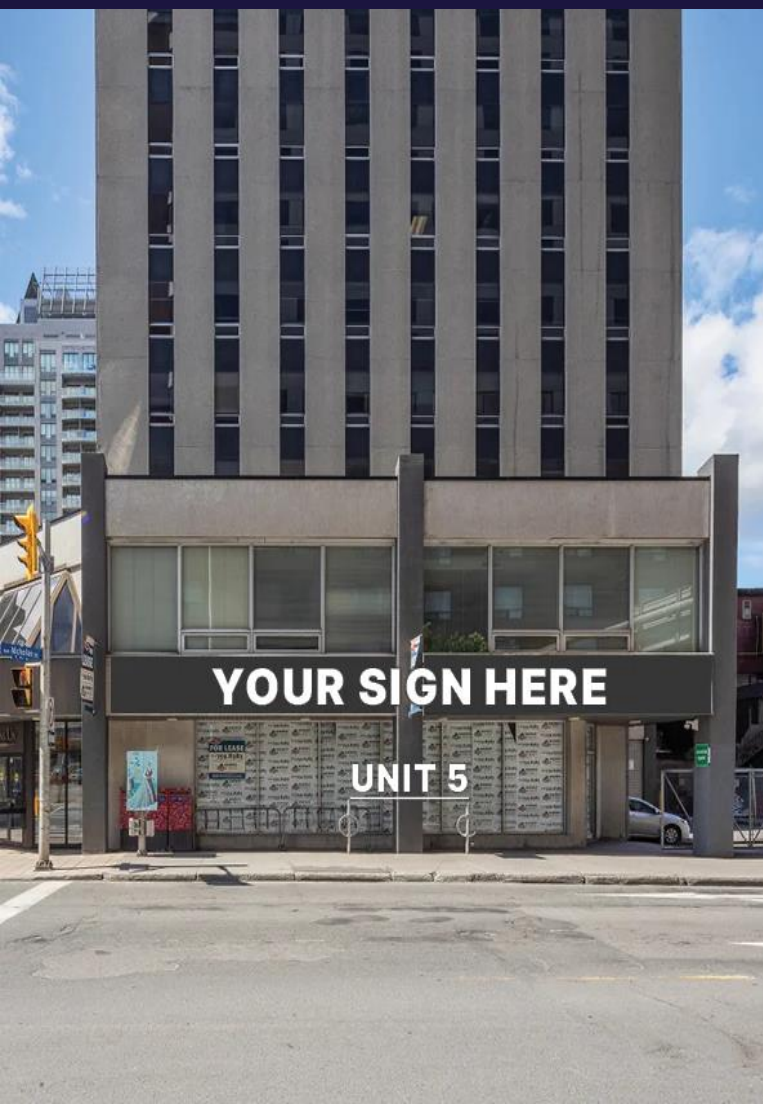
SUITE 5 1,611 SF

ASKING RENT

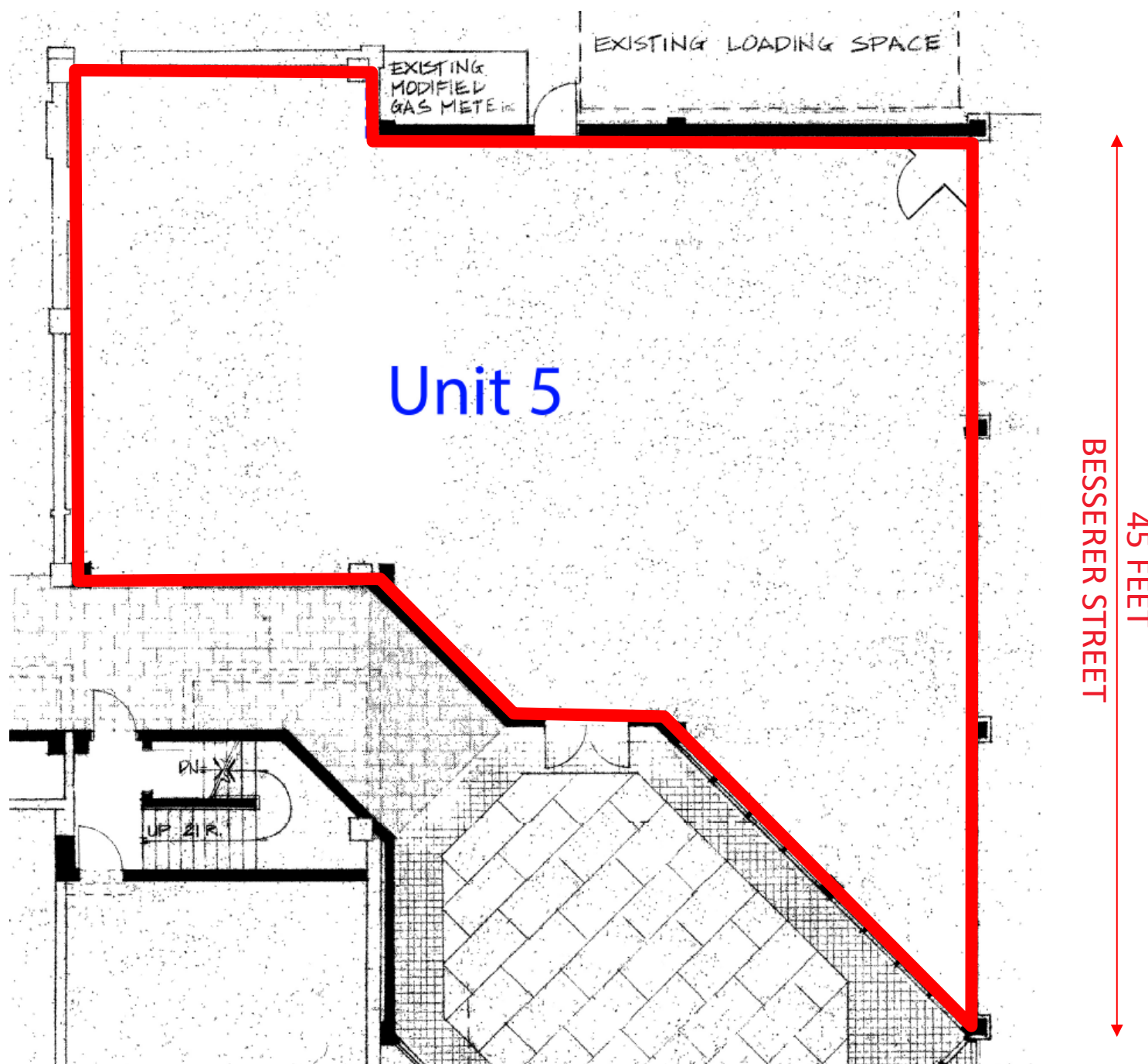
Contact Listing Agent

ADDITIONAL RENT

\$11.94



FLOOR PLAN



1 NICHOLAS

PHOTOS



1 NICHOLAS

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