

RETAIL FOR LEASE: 1,722 SF

1

NICHOLAS

OTTAWA, ONTARIO



**CUSHMAN &
WAKEFIELD**
Ottawa



RETAIL SPACE AVAILABLE

UNIT 5 1,722 SF

FRONTAGE

45' Besserer Street

LEASE TYPE

Net

POSSESSION

Immediate

ASKING RENT

Contact Listing Agent

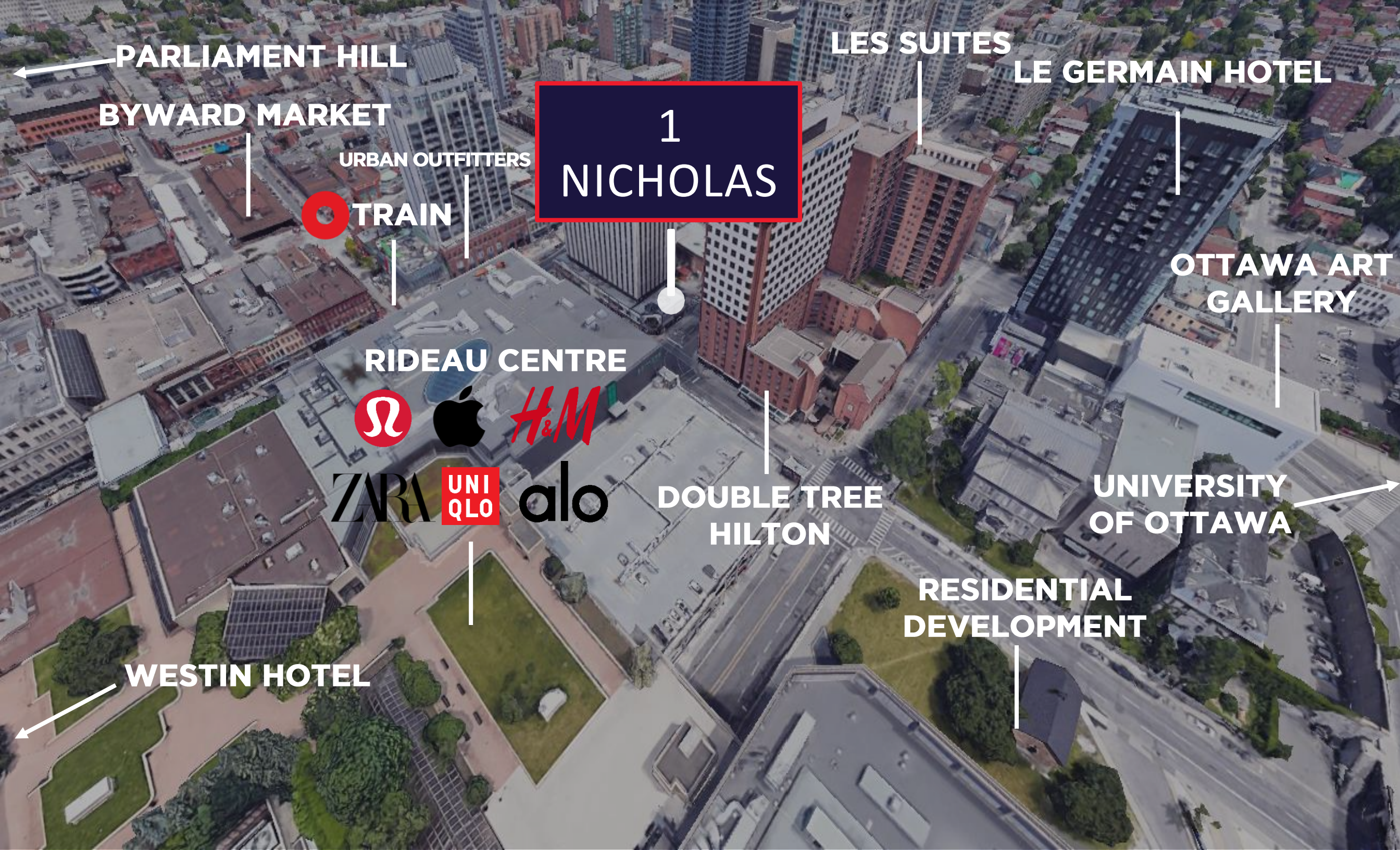
ADDITIONAL RENT

\$11.32

1 NICHOLAS

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

BYWARD MARKET

URBAN OUTFITTERS



TRAIN

1
NICHOLAS

RIDEAU CENTRE



ZARA

UNI
QLO

alo

DOUBLE TREE
HILTON

RESIDENTIAL
DEVELOPMENT

UNIVERSITY
OF OTTAWA

OTTAWA ART
GALLERY

LE GERMAIN HOTEL

LES SUITES

WESTIN HOTEL

\$11.32



Architectural floor plan showing a building layout with various rooms and dimensions. The plan includes a large central area, a smaller room on the right, and a raised platform at the bottom left.

Dimensions:

- Top horizontal dimension: 20'-11"
- Top right vertical dimension: 12'-5"
- Top right horizontal dimension: 10'-3"
- Top right vertical dimension: 6'-10"
- Top right horizontal dimension: 10'-3"
- Top right vertical dimension: 4'-8"
- Top right horizontal dimension: 5'-3"
- Top right vertical dimension: 5'-10"
- Top right horizontal dimension: 3'-7"
- Top right vertical dimension: 3'-7"
- Top right horizontal dimension: 14'-0"
- Top right vertical dimension: 38'-11"
- Top right horizontal dimension: 11'-0"
- Top right vertical dimension: 10'-0"
- Top right horizontal dimension: 10'-0"
- Top right vertical dimension: 4'-0"
- Top right horizontal dimension: 31'-5"
- Top right vertical dimension: 9'-8"

Labels:

- ELEC.
- CLEAR HEIGHT = 9'-8"
- RAISED PLATFORM

1 NICHOLAS

PHOTOS



1
NICHOLAS

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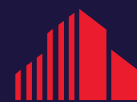
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