



OFFICE SPACE FOR LEASE

464 | BANK STREET
OTTAWA, ONTARIO



INSIDE EDGE
PROPERTIES
BROKERAGE

FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM

613.226.9902



464 BANK STREET

2,500 (APPROX.)
SQ.FT.

OFFICE SPACE FOR LEASE

BASIC RENT	\$20.00 PSF
ADDITIONAL RENT	\$20.30 PSF (2024 ESTIMATE)
ADDITIONAL COSTS	UTILITIES & IN-SUITE JANITORIAL
AVAILABILITY	90 DAYS
PARKING	2 SPACES



TURNKEY
OFFICE
SPACE



FURNITURE
AVAILABLE



BUILDING
SIGNAGE RIGHTS
AVAILABLE



VARIETY OF
RESTAURANTS &
RETAIL NEARBY



PROXIMITY TO
HOTELS &
CENTRAL BUSINESS DISTRICT



CLOSE TO
PUBLIC
TRANSIT

WELL-LOCATED, MODERN OFFICE SPACE

464 Bank Street is situated in the Centretown neighbourhood with proximity to the central business district, the Glebe, and an array of shops, restaurants, and services. Centrally located on one of the city's main arteries, this highly visible building features excellent accessibility to Highway 417 and both regular and express bus routes.

LOCATION



POINTS OF INTEREST

- | | |
|---|---|
| 1 Restaurants and Retail (Bank St.) | 5 The Glebe (2 min drive) |
| 2 Restaurants and Retail (Elgin St.) | 6 Central Business District (4 min drive) |
| 3 Lansdowne Park (5 min drive) | 7 OC Transpo (1 min walk) |
| 4 Marriott, Sheraton, and Lord Elgin Hotels | 8 Hwy 417 East/West Ramps |



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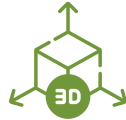


INSIDE EDGE
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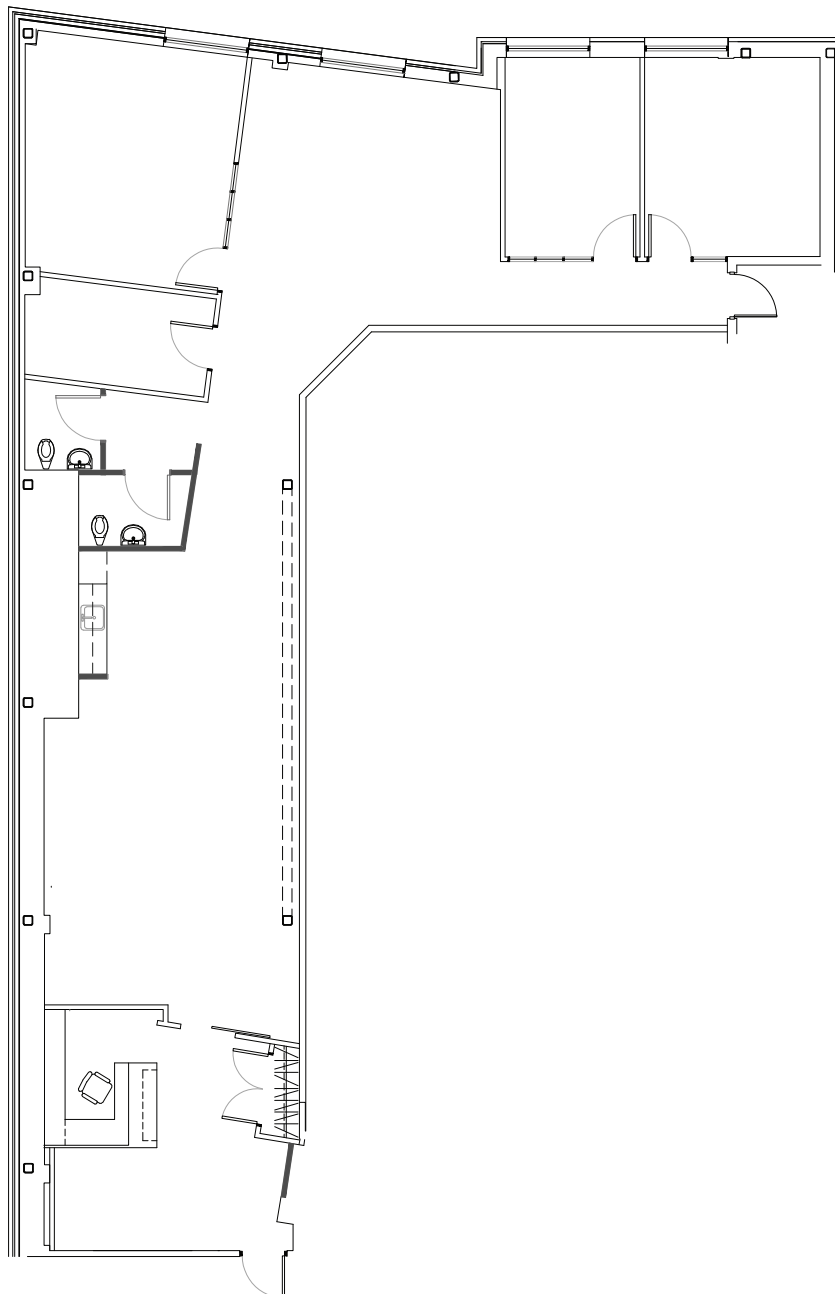
464 BANK STREET

SUITE 201

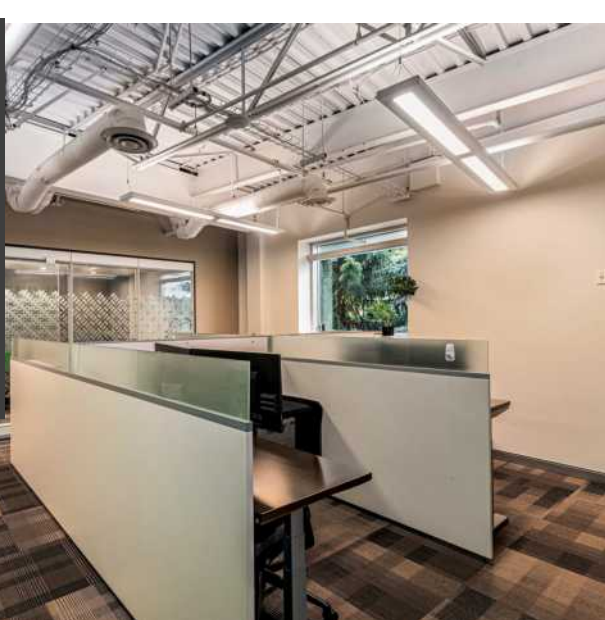
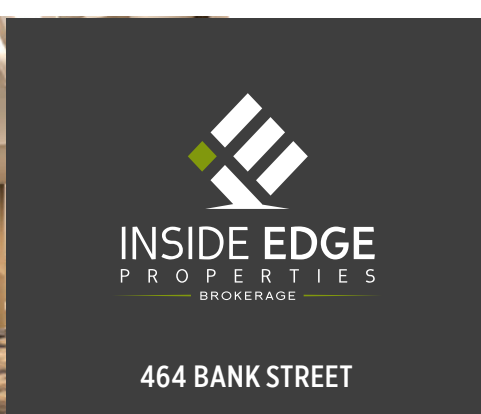
FLOOR PLAN DOES NOT REPRESENT CURRENT AS-BUILT CONDITIONS.



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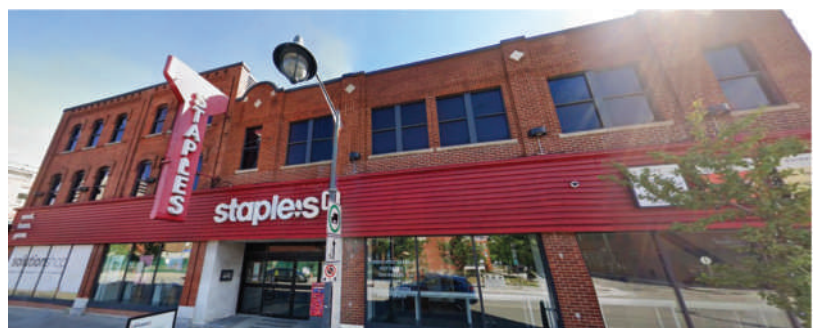
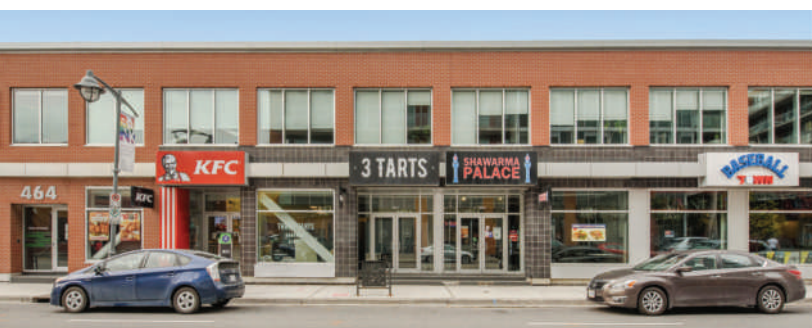
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NEARBY AMENITIES



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