



RETAIL SPACE FOR LEASE

BYWARD MARKET

453

SUSSEX
DRIVE

OTTAWA, ON



NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE



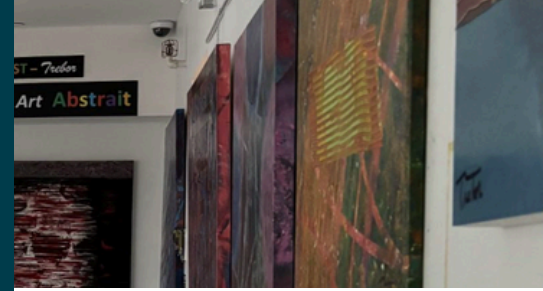
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leasing-location@ncc-ccn.ca



NCC
CCN



453 SUSSEX DRIVE

1,931_{SQ.FT.}

RETAIL SPACE FOR LEASE

GROSS RENT..... \$40.00 PSF

ADDITIONAL COSTS..... UTILITIES

AVAILABILITY..... 60 DAYS NOTICE

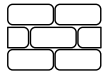
PARKING..... OPTIONS AVAILABLE NEARBY



PREMIER SHOPPING CENTER



LARGE WINDOWS



EXPOSED STONE WALLS



VEHICULAR TRAFFIC 20,000/DAY



SIGNAGE RIGHTS AVAILABLE



PEDESTRIAN TRAFFIC 9,000/DAY



NEAR BUS/LRT AND PUBLIC PARKING

RETAIL SPACE WITH HERITAGE CHARM

A unique opportunity to lease retail space on prestigious Sussex Drive. Situated in the ByWard Market among a wide variety of shops, restaurants, hotels and other amenities, 453 Sussex Drive is conveniently located near the new light-rail-transit system. Its exposed stone walls and large windows add to the charm of this extraordinary heritage building.

LOCATION



POINTS OF INTEREST

- 1 National Gallery of Canada
- 2 Notre-Dame Cathedral Basilica
- 3 Embassy of the United States
- 4 Major's Hill Park
- 5 Revenue Canada Agency
- 6 Fairmont Château Laurier
- 7 The Ottawa Sign (tourist attraction)
- 8 Rideau Centre



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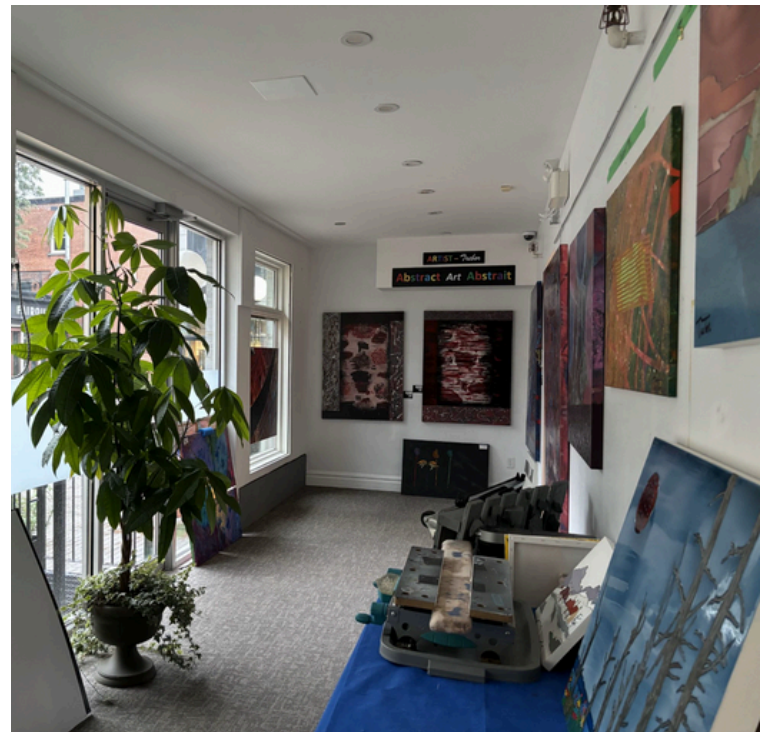


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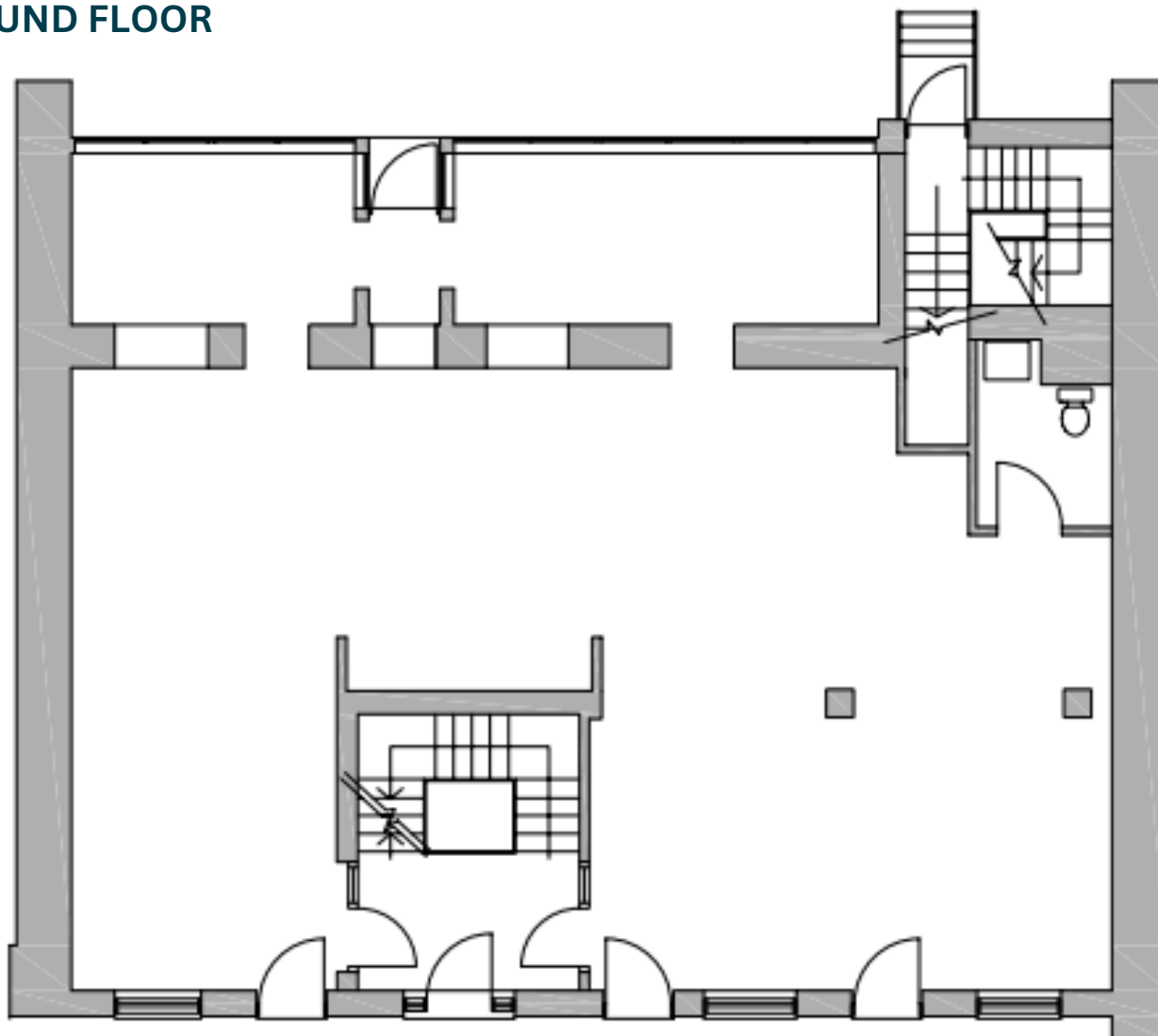
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453 SUSSEX DRIVE



FLOORPLAN

GROUND FLOOR



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