



RETAIL SPACE FOR LEASE

BYWARD MARKET

521

SUSSEX
DRIVE

OTTAWA, ON



NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE



<https://ncc-ccn.gc.ca/doing-business>



leasing-location@ncc-ccn.ca



NCC
CCN

521 SUSSEX DRIVE



3,924sq.ft.

RETAIL SPACE FOR LEASE

GROSS RENT..... \$40.00 PSF

ADDITIONAL COSTS..... UTILITIES

AVAILABILITY..... IMMEDIATE

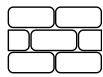
PARKING..... STREET PARKING



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

HIGH-TRAFFIC RETAIL

Located along Sussex Drive between George Street and York Street, in the busy ByWard Market, this location offers exceptional visibility, high foot traffic and quick access to the light-rail transit system. Surrounded by numerous nearby attractions, including the Rideau Centre, the National Art Gallery and Major's Hill Park, it is a prime retail location.

LOCATION



POINTS OF INTEREST

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



NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE



<https://ncc-ccn.gc.ca/doing-business>

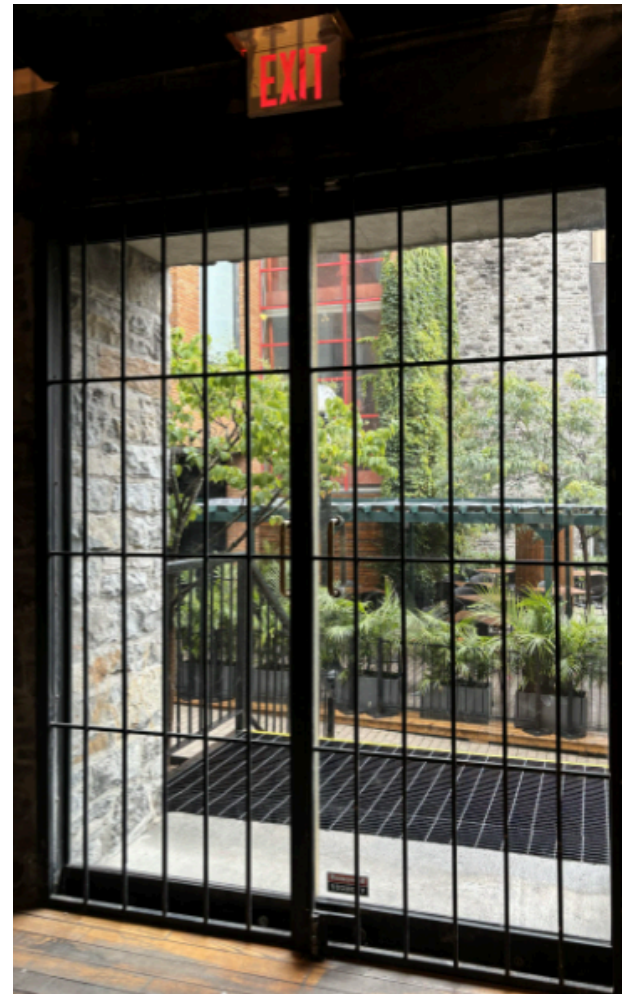


leasing-location@ncc-ccn.ca



NCC
CCN

521 SUSSEX DRIVE



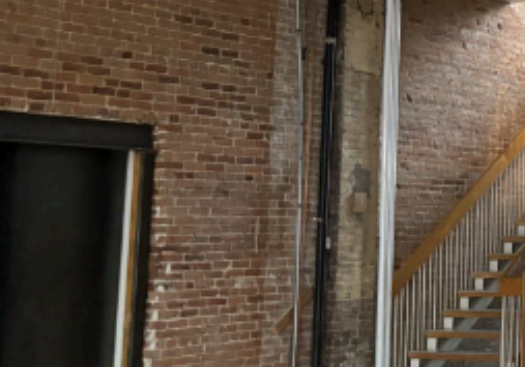
NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE



<https://ncc-ccn.gc.ca/doing-business>



leasing-location@ncc-ccn.ca



NCC
CCN

521 SUSSEX DRIVE



FLOORPLAN

GROUND FLOOR



NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE



<https://ncc-ccn.gc.ca/doing-business>



leasing-location@ncc-ccn.ca



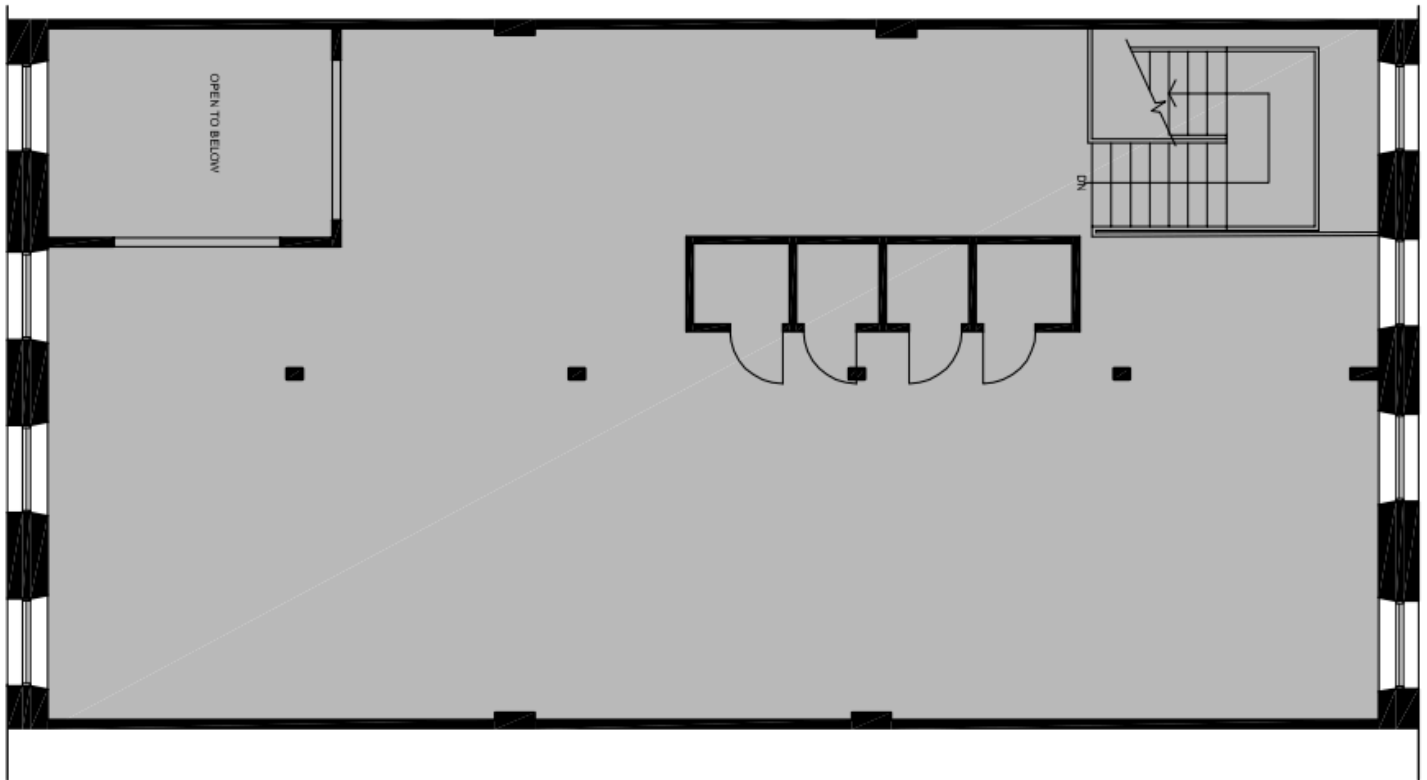
NCC
CCN

521 SUSSEX DRIVE



FLOORPLAN

SECOND FLOOR



NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE



<https://ncc-ccn.gc.ca/doing-business>



leasing-location@ncc-ccn.ca