



OFFICE SPACE FOR LEASE

BYWARD MARKET

541

SUSSEX  
DRIVE

OTTAWA, ON



NATIONAL CAPITAL COMMISSION  
COMMISSION DE LA CAPITALE NATIONALE



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



[leasing-location@ncc-ccn.ca](mailto:leasing-location@ncc-ccn.ca)



NCC  
CCN

541 SUSSEX DRIVE

UP TO  
**6,715** SQ.FT.  
OFFICE SPACE FOR LEASE

GROSS RENT..... \$30.00 PSF  
ADDITIONAL COSTS..... UTILITIES AND IN-SUITE  
JANITORIAL  
AVAILABILITY..... IMMEDIATE  
PARKING..... OPTIONS AVAILABLE NEARBY



PREMIER  
SHOPPING  
DISTRICT



FURNISHED,  
TURNKEY  
OFFICE SPACE



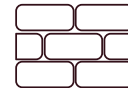
LARGE WINDOWS  
WITH PLENTY OF  
NATURAL LIGHT



VARIETY OF  
RESTAURANTS  
NEARBY



SIGNAGE  
RIGHTS  
AVAILABLE



HIGH CEILINGS  
AND EXPOSED  
WALLS



NEAR BUS/LRT  
AND PUBLIC  
PARKING

**PRIME LOCATION. BEAUTIFULLY FINISHED.**

A unique opportunity to lease office space on prestigious Sussex Drive. This furnished, turnkey office space features high ceilings, exposed walls and hardwood flooring throughout. Located in one of the city’s premier shopping districts in the heart of the ByWard Market, this building offers quick and easy access to public transportation (including light-rail transit) and plenty of public parking options.

**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



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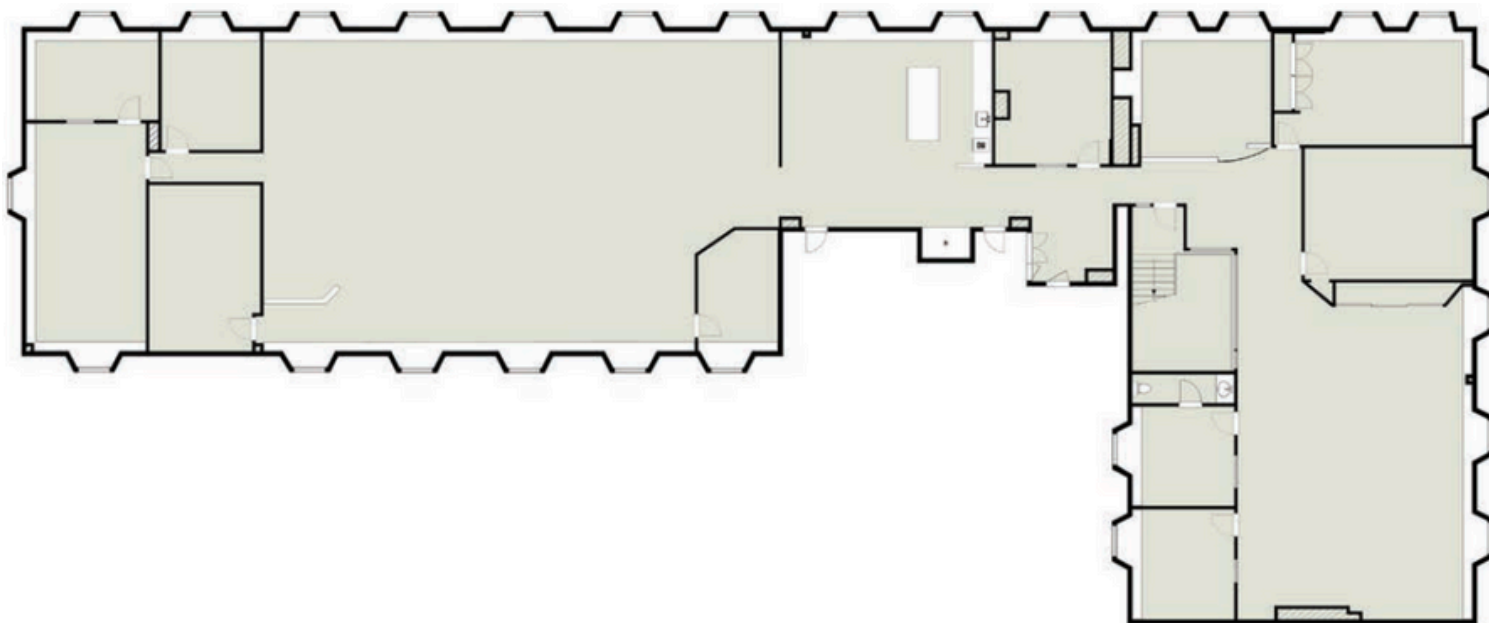


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# FLOORPLAN

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## THIRD FLOOR



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