



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



NCC  
CCN

521 SUSSEX DRIVE



# 3,924sq.ft.

## RETAIL SPACE FOR LEASE

GROSS RENT..... \$45.00 PSF

ADDITIONAL COSTS..... UTILITIES

AVAILABILITY..... IMMEDIATE

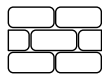
PARKING..... STREET PARKING



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



NATIONAL CAPITAL COMMISSION  
COMMISSION DE LA CAPITALE NATIONALE



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

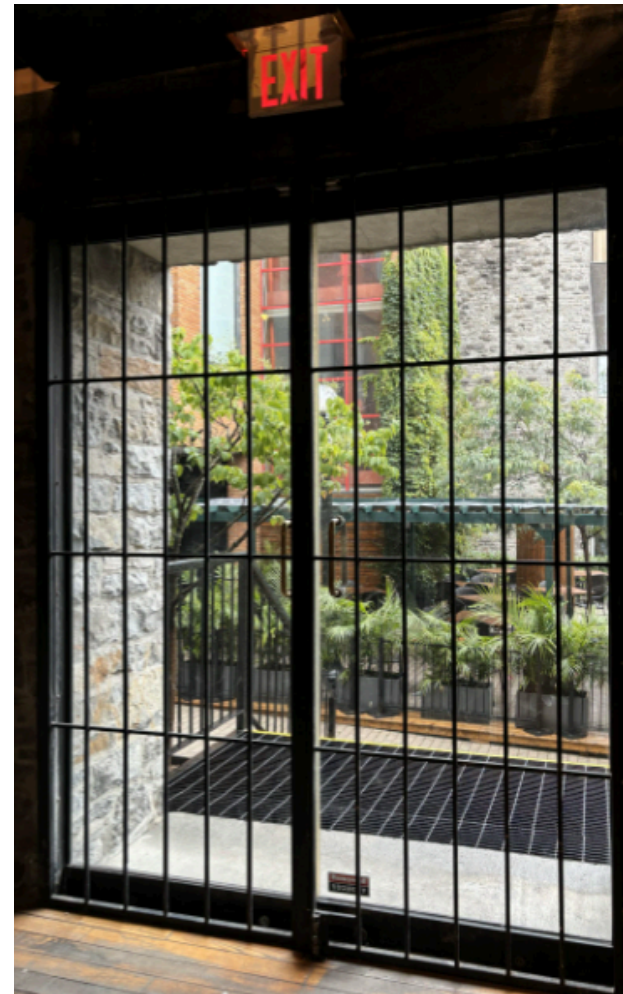


[leasing-location@ncc-ccn.ca](mailto:leasing-location@ncc-ccn.ca)



NCC  
CCN

521 SUSSEX DRIVE



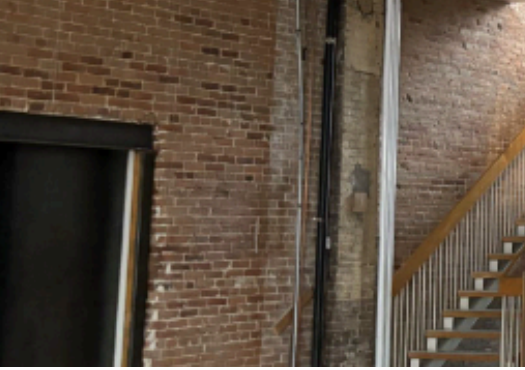
NATIONAL CAPITAL COMMISSION  
COMMISSION DE LA CAPITALE NATIONALE



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



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



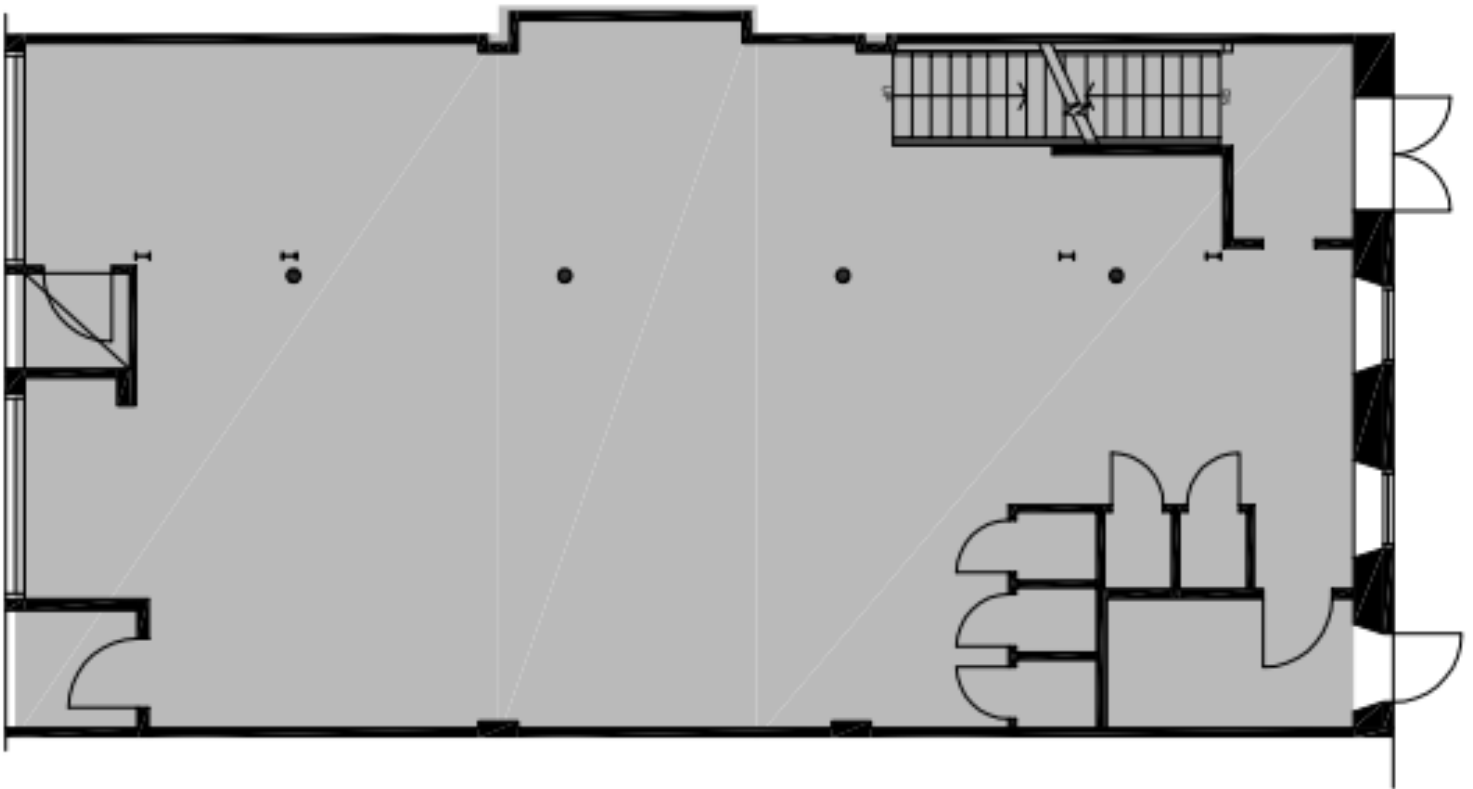
NCC  
CCN

521 SUSSEX DRIVE



# FLOORPLAN

## GROUND FLOOR



NATIONAL CAPITAL COMMISSION  
COMMISSION DE LA CAPITALE NATIONALE



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

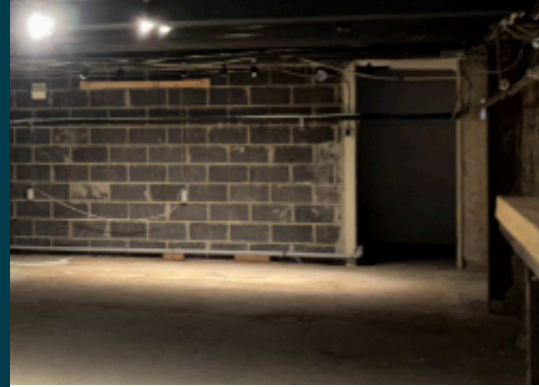


[leasing-location@ncc-ccn.ca](mailto:leasing-location@ncc-ccn.ca)



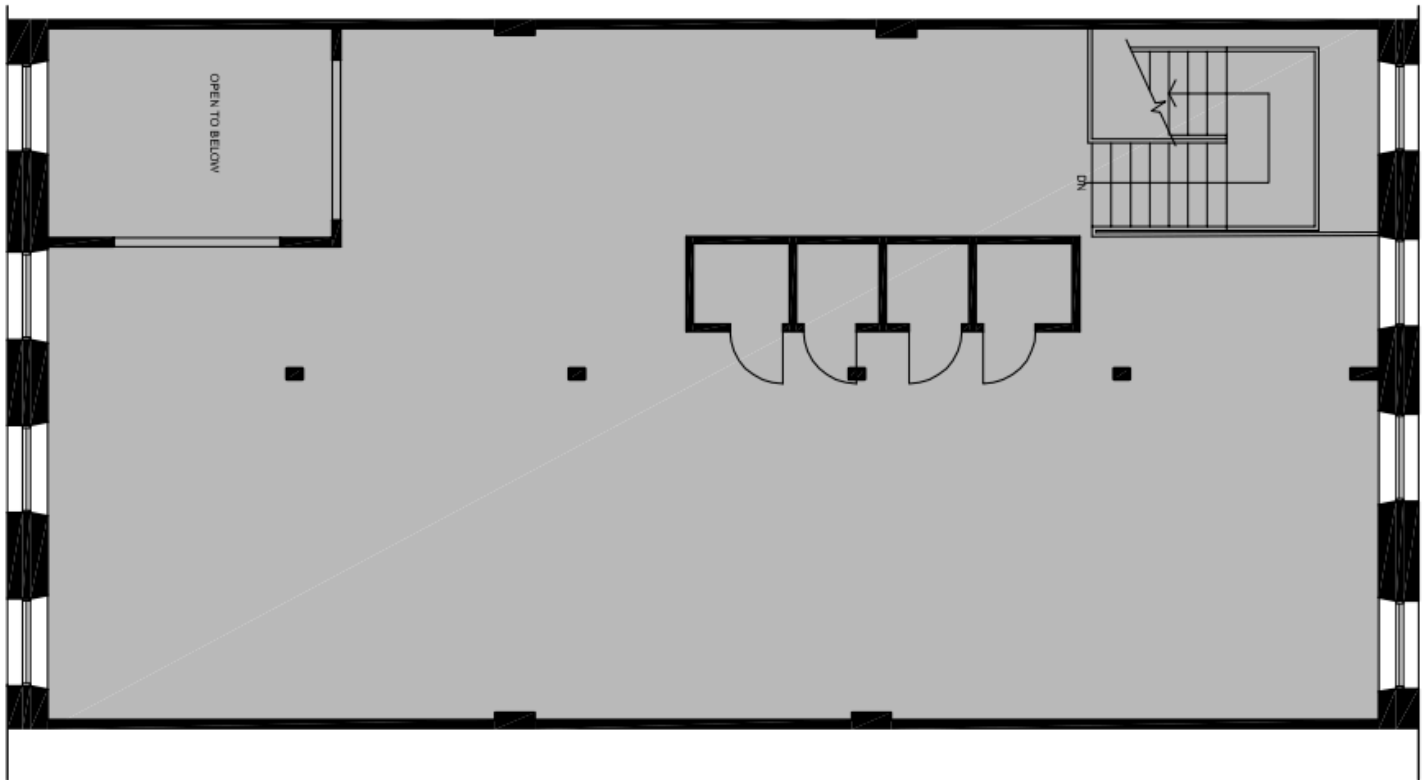
NCC  
CCN

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