



RETAIL SPACE FOR LEASE

BYWARD MARKET

527

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)



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CCN

527 SUSSEX DRIVE

1,642 SQ.FT.

RETAIL SPACE FOR LEASE

GROSS RENT..... \$45.00 PSF

ADDITIONAL COSTS..... UTILITIES

AVAILABILITY..... IMMEDIATE

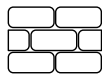
PARKING..... STREET PARKING



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
- 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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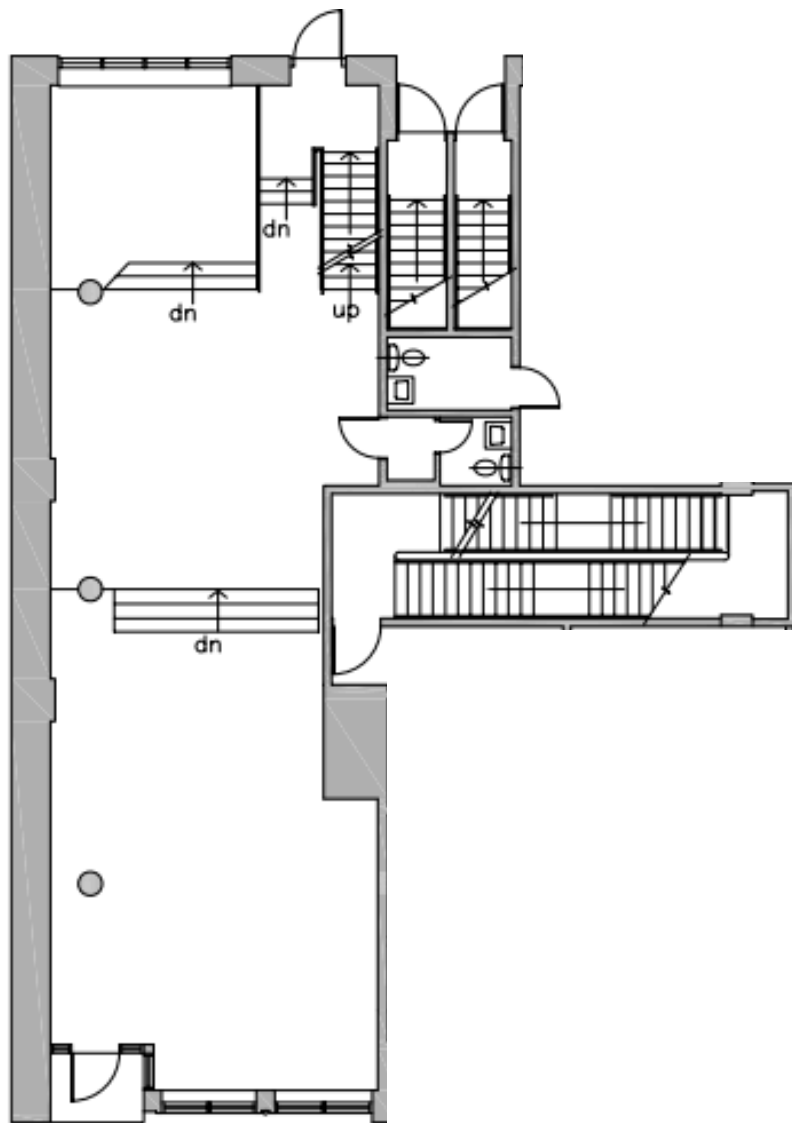


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# FLOORPLAN

## GROUND FLOOR



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