

# FOR LEASE

470 SOMERSET STREET WEST

Ottawa, ON K1R 5J8



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REALTY  
COMMERCIAL BROKERAGE

# 470 SOMERSET STREET WEST OTTAWA, ON K1R 5J8

Executive Summary



## OFFERING SUMMARY

<b>Available SF:</b>	3,050 SF
<b>Lease Rate:</b>	\$18.00 SF/yr (NNN)
<b>Additional Rent:</b>	Approx. \$13.00 SF/yr

## PROPERTY OVERVIEW

Located between Kent & Lyon Street, this fully renovated three story red-brick building is a great opportunity for a small to medium enterprise in the heart of Centretown. The standalone building features approx. 3,050 square feet of office space over three stories and includes six (6) parking spaces. It is filled with plenty of natural light and can accommodate many different professions such as design firms, staffing agencies, law firms, etc. This property offers great access to Highway 417, walking distance to the Lyon LRT station and many amenities close by on Bank Street including Massine's Independent Grocer and Dollarama. Available October 1st, 2026.

## PROPERTY HIGHLIGHTS

- Fully Renovated.
- Natural gas forced air heating.
- Modern AC.
- On-site parking.
- Walking distance to restaurants and shopping.
- Basement storage.

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Additional Photos



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Retailer Map



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