

FOR LEASE

396 COOPER STREET

Ottawa, ON K2P 2H7



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 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF:	1,697 - 2,117 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Additional Rent:	approx. \$14.78 PSF

PROPERTY OVERVIEW

Unique office space available for lease in prime Centretown location at the corner of Cooper and Bank. Just minutes from public transit, cycling corridors, and close proximity to common LRT station. Close to many great amenities and high traffic tourist hot spots including Parliament Hill, Sparks Street, and the Rideau Canal.

PROPERTY HIGHLIGHTS

- Suites have been recently upgraded with high end finishes
- New elevator (2020), new windows (2012), and recent upgrades to buildings HVAC system
- On-site parking available at extra cost (1 : 1,000 sq.ft.)
- Surrounded by many amenities such as coffee shops, restaurants, and retailers

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Lease Spaces



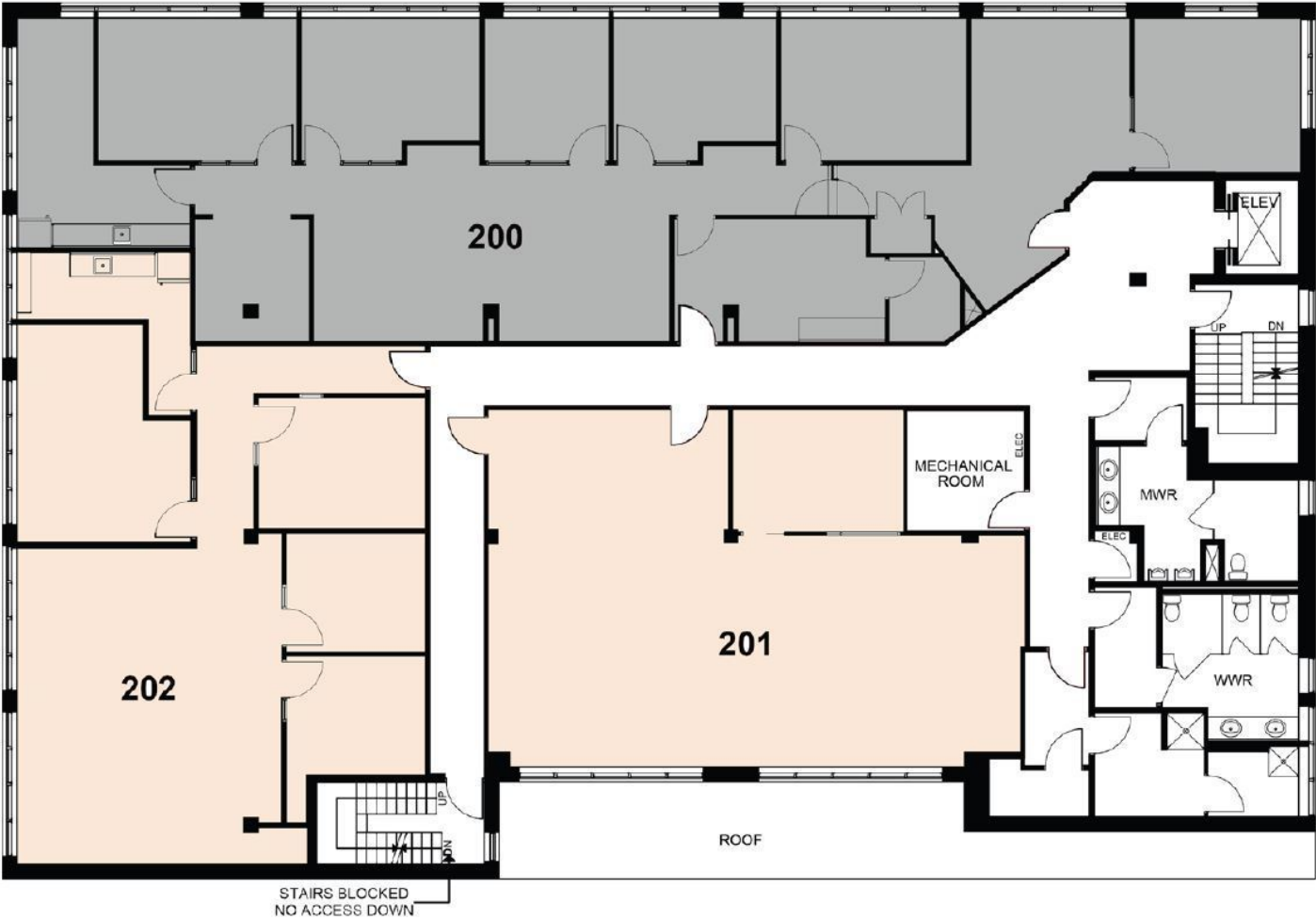
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201	Available	1,697 SF	NNN	\$16.00 SF/yr	Additional Rent approx. \$14.78 PSF + HST
Suite 202	Available	2,117 SF	NNN	\$16.00 SF/yr	Additional Rent approx. \$14.78 PSF + HST

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Retailer Map



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