

# PRIME RETAIL UNIT AVAILABLE

## James House (Ottawa, ON)

**ONLY 1  
UNIT LEFT!!**












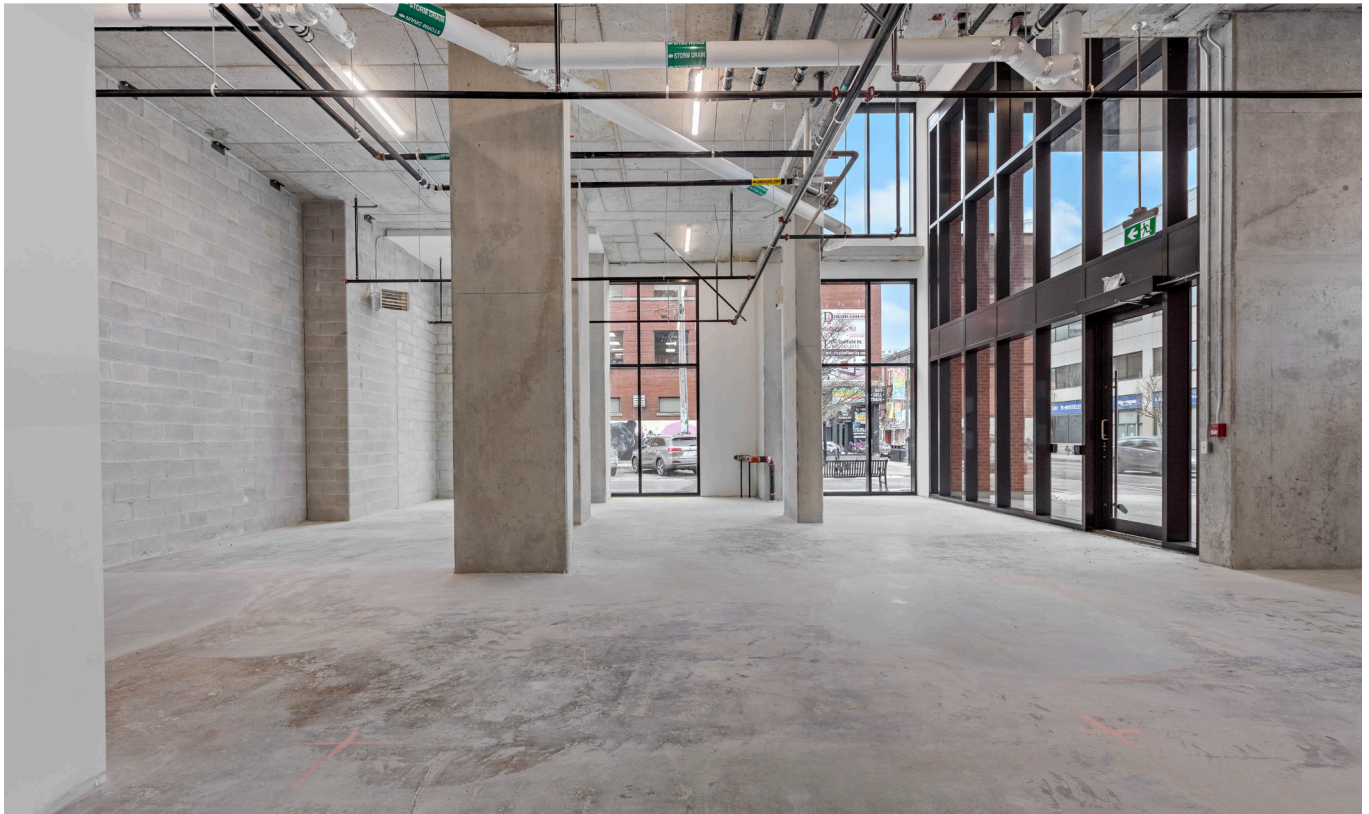
## Property Details

### Unit 390 Bank Street

Units Area	Unit 390: 1,755 sf
Possession	Immediate
Units	Retail
Additional Rent (Estimated 2025)	\$24.86 per square foot (PSF)
Location	Northwest Corner Bank & James Street, Ottawa ON
Tenants	Join existing tenants such as Tremble, TP Nails

### Base Building Specifications

 <p>1 ton of cooling per 400 sq.ft.</p>	 <p>Electricity, water, gas, will be separately metered.</p>	 <p>600V, Unfused, 200 Amp Disconnect</p>
 <p>Rough-in (4" capped sanitary) 1" cold water line</p>	 <p>Floor: Sealed exposed concrete floor.</p>	 <p>Ceiling Height: High ceilings!</p>
 <p>Visible Store Front Signage</p>	 <p>Shared with other Tenants</p>	 <p>1" gas line</p>



## CONTACT

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## HIGHLIGHTS

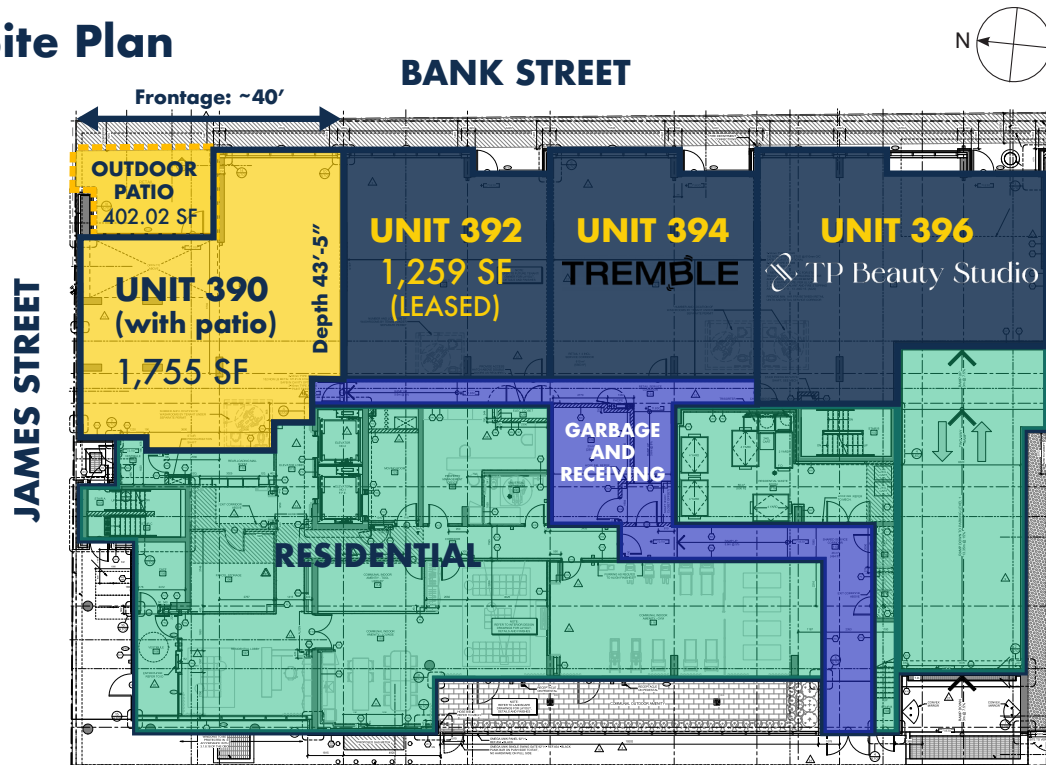
- ▶ James House is a new nine storey condominium development, **220 residential units**
- ▶ **6,035.45 square feet of street front free hold retail units.**
- ▶ Bank St., Ottawa's main north/south commercial and commuter artery in Ottawa
- ▶ Access to HWY 417
- ▶ Direct access to Parliament Hill & Downtown

## SPECIAL NOTES

- ▶ 220 "new-loft" style CONDOMINIUM units above, 90% SOLD
- ▶ All utilities to be separately metred. The Tenant will pay for usage directly to the service provider
- ▶ Venting can be done through the louves in the front of the unit, Ecology unit would be required for venting fumes
- ▶ No parking on site but there is ample 'on street' parking
- ▶ Join existing tenants in the area like Staples, LCBO, and more



## Site Plan



[www.jameshouse.ca](http://www.jameshouse.ca)

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