

RETAIL FOR LEASE: 1,611 SF

1

NICHOLAS

OTTAWA, ONTARIO



CUSHMAN &  
WAKEFIELD  
Ottawa





## RETAIL SPACE AVAILABLE

UNIT 5 1,611 SF

# 1 NICHOLAS

## FRONTAGE

45' Besserer Street

## LEASE TYPE

Net

## POSSESSION

Immediate

## ASKING RENT

Contact Listing Agent

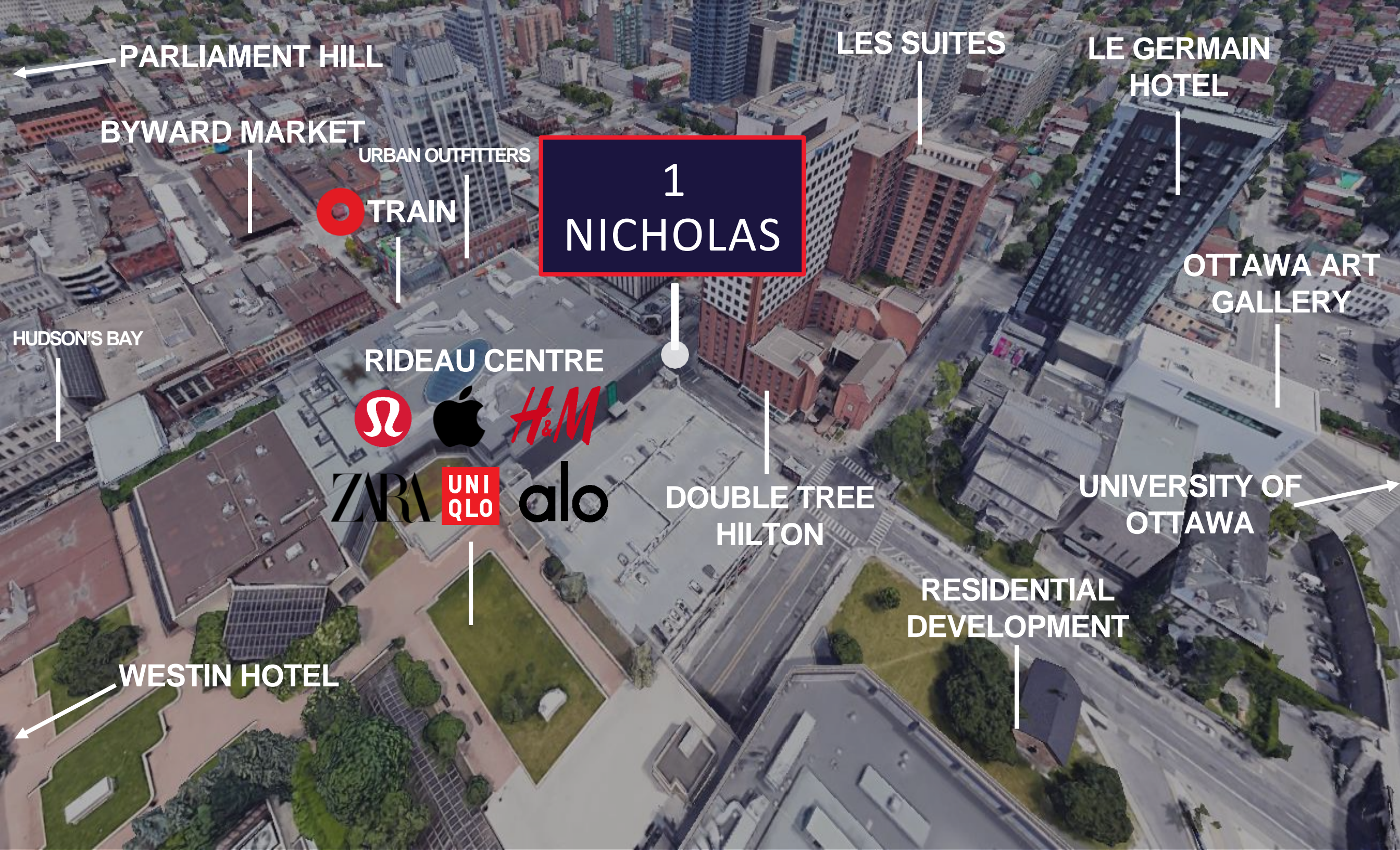
## ADDITIONAL RENT

\$11.94

## COMMENTS

- Adjacent to the Rideau Centre
- High visibility from main thoroughfare of Lowertown Ottawa
- Large front windows offering natural lighting
- Entrance from the lobby of the office building and private entrance from Besserer Street
- Located across from DoubleTree by Hilton and Les Suites
- Nearby residential development on Nicholas Street set to add 288 units, boosting foot traffic
- 120 Metres from Rideau LRT Station and rapid bus transit stop
- Walking distance to Ottawa's historic ByWard Market





PARLIAMENT HILL

LES SUITES

LE GERMAIN  
HOTEL

BYWARD MARKET

URBAN OUTFITTERS



TRAIN

1  
NICHOLAS

OTTAWA ART  
GALLERY

HUDSON'S BAY

RIDEAU CENTRE



ZARA

UNI  
QLO

alo

DOUBLE TREE  
HILTON

UNIVERSITY OF  
OTTAWA

RESIDENTIAL  
DEVELOPMENT

WESTIN HOTEL



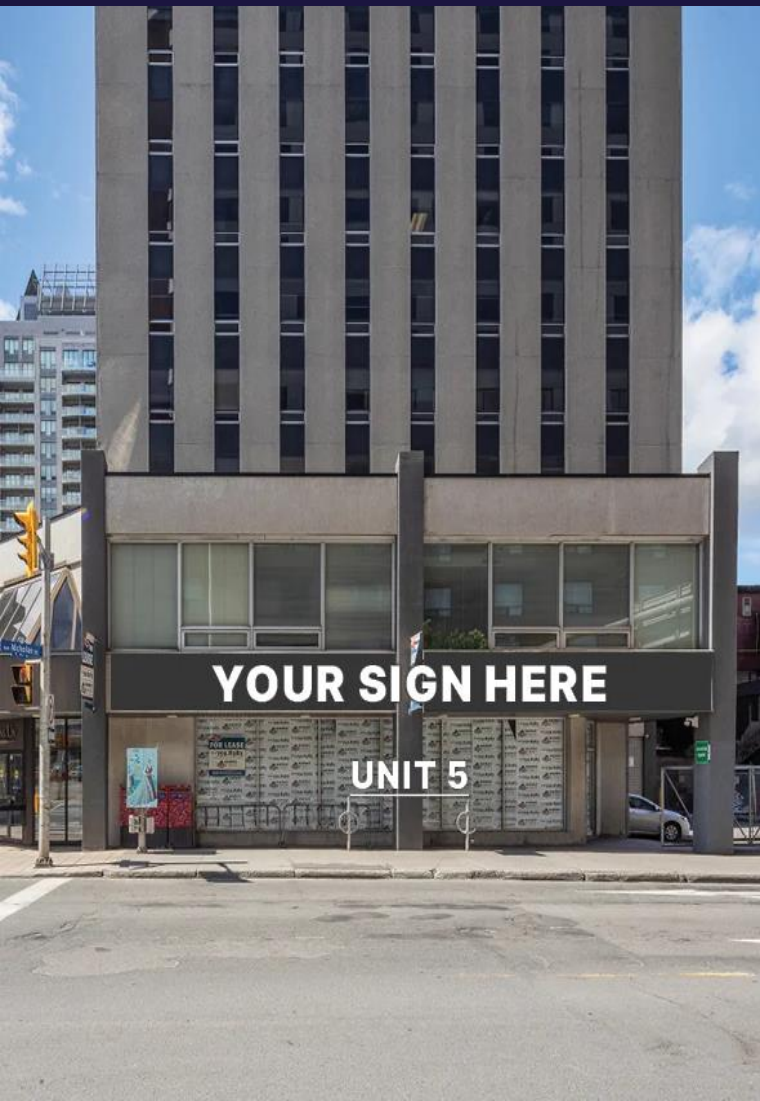
SUITE 5 1,611 SF

ASKING RENT

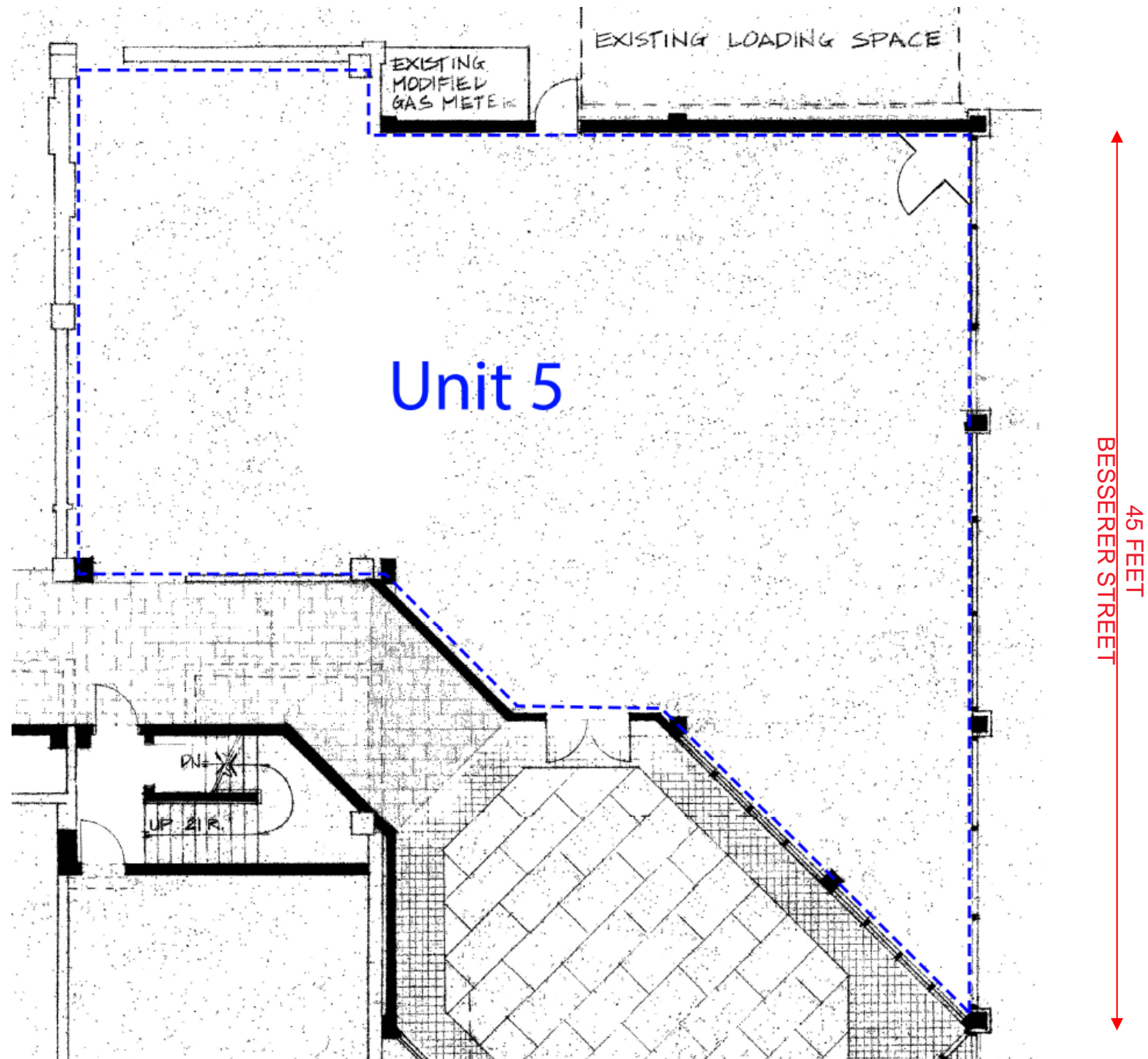
Contact Listing Agent

ADDITIONAL RENT

\$11.94



## FLOOR PLAN





# 1 NICHOLAS

## PHOTOS



1  
NICHOLAS

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