

PRIME RETAIL UNIT AVAILABLE

James House (Ottawa, ON)



Property Details

Unit 390 Bank Street

Units Area	Unit 390: 1,755 sf
	Unit 392: 1,259 sf (Leased)
	Unit 394: 1,274 sf (Leased)
	Unit 396: 1,748 sf (Leased)

Possession	Immediate
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Units	Retail
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Net Rent	\$32.50 per square foot (PSF) Competitive New Asking Rate!
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Additional Rent (Estimated 2026)	\$24.86 per square foot (PSF)
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Location	North Corner Bank Street & James Street, Ottawa
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Base Building Specifications



1 ton of cooling per
400 sq.ft.



Electricity, water, gas, will
be separately metered.



600V, Unfused, 200
Amp Disconnect



Rough-in (4" capped
sanitary) 1" cold water
line



Floor: Sealed exposed
concrete floor.



Ceiling Height:
High ceilings!



Visible Store Front
Signage



Shared with other
Tenants



1" gas line

CONTACT

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HIGHLIGHTS

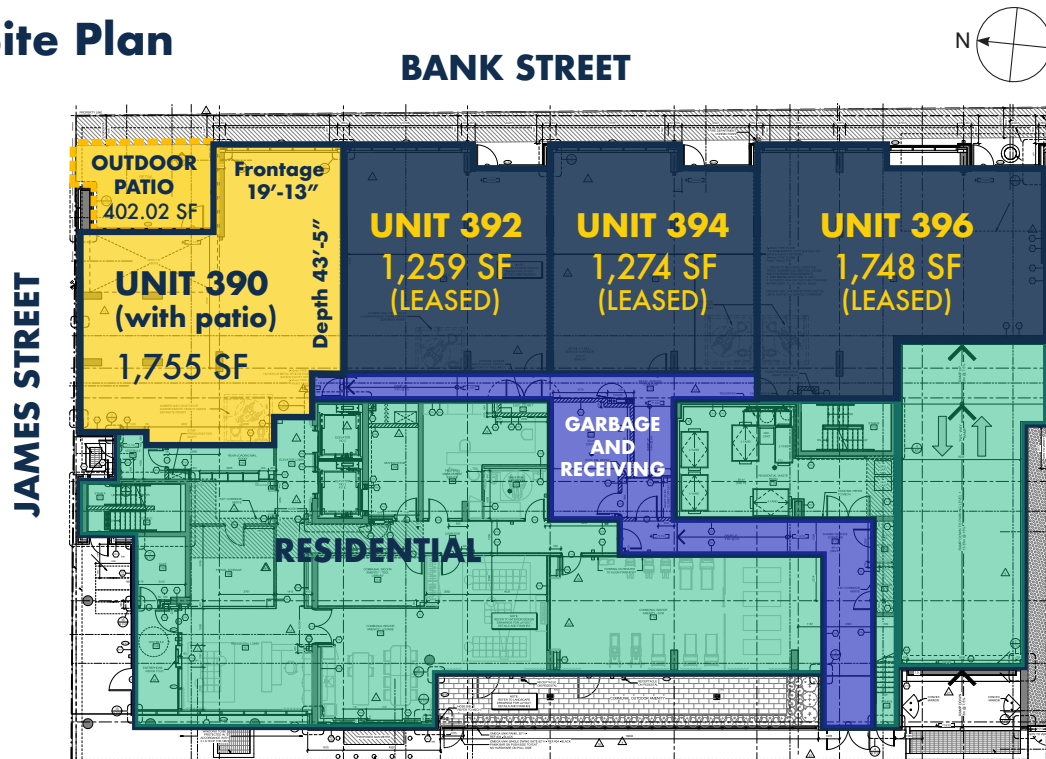
- ▶ Located at 390 Bank St. on the northwest corner of **Bank St. and James St. in Centre Town**, one of Ottawa's **fastest-gentrifying communities**, James House is a new nine-level condominium development, **220 residential units, 6,035.45 square feet of street front free hold retail units.**
- ▶ Bank 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, Starbucks, and more



Site Plan



www.jameshouse.ca

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