



PRIME OFFICE/RESTAURANT SPACE

- FOR LEASE -

41 GEORGE STREET

BE ON TOP OF THE BYWARD MARKET!!



Completely Renovated
Approx. 20,000 sq. ft. available in brand new building, on top of parking garage in busy Byward Market!
Can be sub-divided into 5000 sq. ft. spaces
Offering a panoramic view
Occupancy expected within 1 year
A unique transformation from parking garage to prime office and restaurant use!

Before.....



After.....

RENTAL RATES:

\$20.00 p.s.f. completely net (office)
\$30.00 p.s.f. completely net (restaurant)
operating costs expected to be approx. \$13.00 p.s.f.
2 parking spaces per 1000 sq.ft leased
Corporate signage on George & York St.
10-20 year lease terms!

GARY SHAKER - BROKER OF RECORD

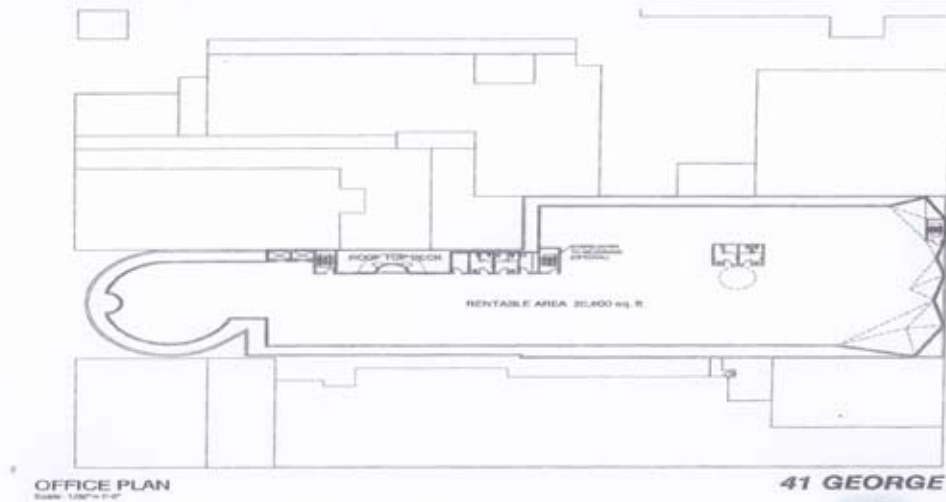
203 - 185 Somerset St. West, Ottawa, ON K2P 0J2

Tel.: 613-233-8188 OFFICE

Cell: 261-9100 GARY

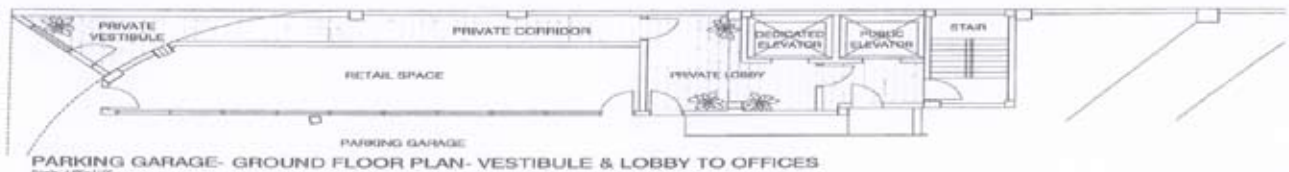
[please visit our website: www.shakerrealty.ca](http://www.shakerrealty.ca)

gary@shakerrealty.ca



OFFICE PLAN
Scale: 1/8" = 1'-0"

41 GEORGE STREET OFFICES



PARKING GARAGE- GROUND FLOOR PLAN- VESTIBULE & LOBBY TO OFFICES
Scale: 1/8" = 1'-0"



PARKING GARAGE- GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"

41 GEORGE STREET OFFICES
OTTAWA, ONTARIO

*** CORPORATE BUILDING NAMING RIGHTS***

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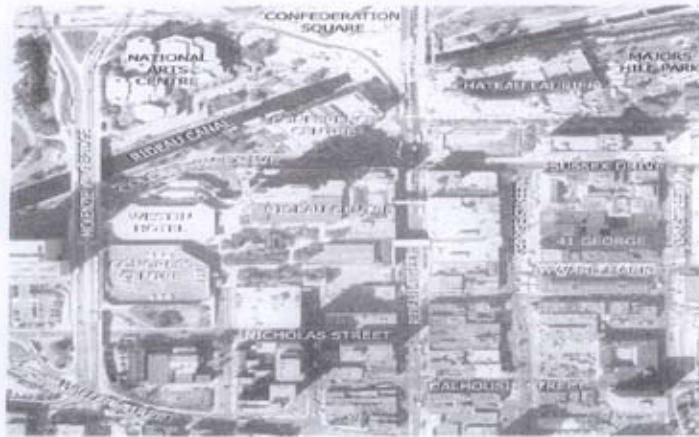
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41 George Street



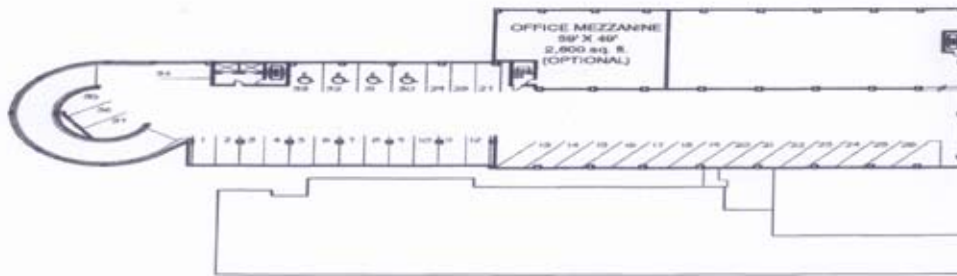
LOCATION MAP

41 GEORGE STREET
OTTAWA ONTARIO
MIXED USE ADDITION/REFURBISHING



PERSPECTIVE VIEW - GEORGE & BYWARD MARKET STREETS

41 GEORGE STREET
OTTAWA ONTARIO
MIXED USE ADDITION/REFURBISHING



PARKING GARAGE PLAN 5TH FLOOR

41 GEORGE STREET OFFICES
OTTAWA, ONTARIO



BYWARD MARKET ELEVATION

41 GEORGE STREET
OTTAWA ONTARIO
MIXED USE ADDITION/REPLACEMENT



PERSPECTIVE VIEW - YORK & BYWARD MARKET STREETS

41 GEORGE STREET
OTTAWA ONTARIO
MIXED USE ADDITION/REPLACEMENT

Be a part of this exciting new
development project
in the Heart of the Byward Market

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