



REAL ESTATE  
BROKERAGE

OFFICE

FOR LEASE



## 43 Eccles Street, Ottawa, ON

4,483 Square Feet - First Floor

Funky and Creative Office Space with Mezzanine!

### EXCLUSIVE LISTING AGENTS



**Cheryl Kardish Levitan, B.A., FRI.**  
Broker

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[www.clvrealty.com](http://www.clvrealty.com)

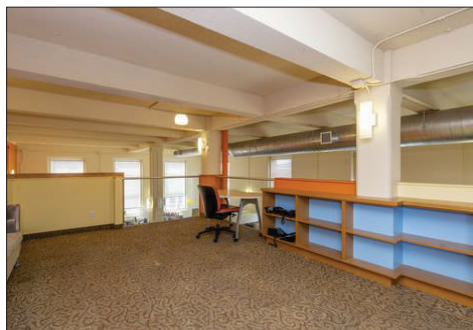
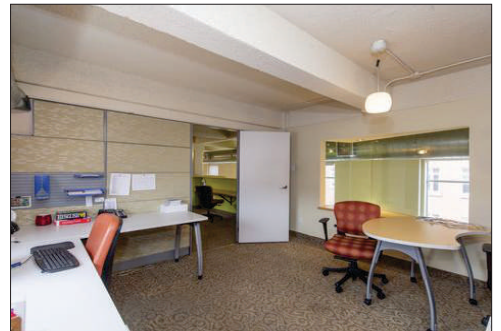
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# REAL ESTATE BROKERAGE

43 ECCLES STREET, OTTAWA, ON

OFFICE



- Base Rent:** \$15.00 per square foot (Net)
- Operating Costs & Taxes:** \$12.55 per square foot (2018)
- Available Space:** 4,483 sq. ft. rentable
- Possession:** September 1, 2018 or earlier date can be arranged.
- Tenancy:** Multiple
- Zoning:** GM[65] F[1.5] H[13.5]
- Signage:** Potential sign on facade.
- Parking:** 6 or 7 Parking spaces and additional available off site.
- Description:** Generally open concept funky office space with high ceilings, loft/mezzanine, large windows and abundance of natural sun light, shared kitchen in basement.

## CLV REALTY CORPORATION

Real Estate Brokerage

485 Bank Street, Suite 200

Ottawa, ON K2P 1Z2

613-728-2000

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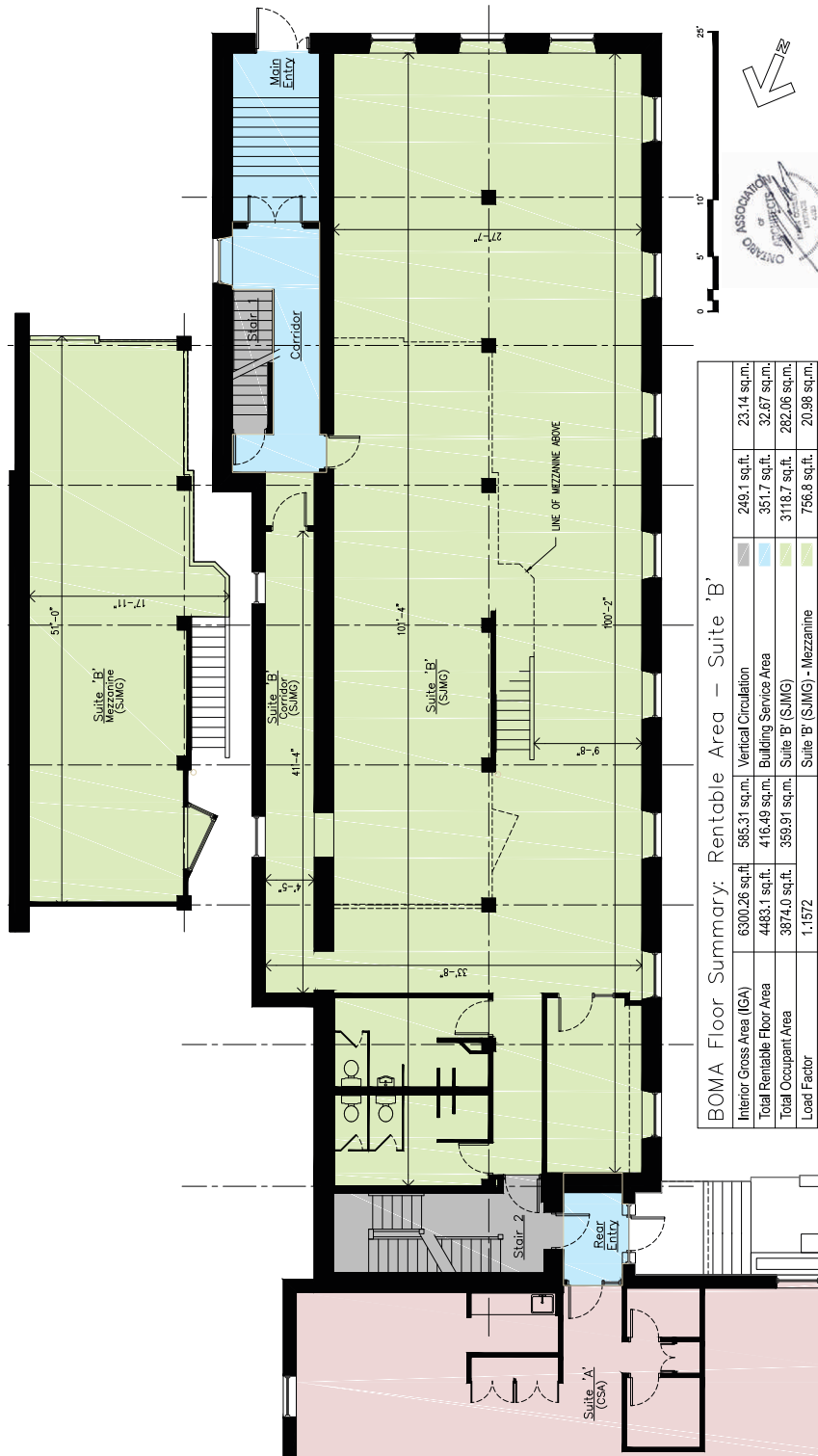




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OFFICE



BOMA Floor Summary: Rentable Area - Suite 'B'			
Interior Gross Area (IGA)	6300.26 sq.ft.	685.31 sq.m.	249.1 sq.ft.
Total Rentable Floor Area	4483.1 sq.ft.	416.49 sq.m.	351.7 sq.ft.
Total Occupant Area	3874.0 sq.ft.	359.91 sq.m.	318.7 sq.ft.
Load Factor	1.1572		756.8 sq.ft.
			20.98 sq.m.

## Suite 'B' (SJM) Ground Floor Plan

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

April 30, 2018

## 43 Eccles Street, Ottawa

FLOOR AREA SUMMARY  
(ANS/BOMA Z65.1 -2010 - OFFICE BUILDINGS, METHOD 'A', "LEGACY METHOD")

ch2 architecture  
86 Grove Avenue,  
Ottawa, On. K1S 3A8  
613-526-8838

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Subject property



Glebe



Hintonburg



Centretown West



Little Italy



## 12 STREET SCENES

Younger, upper-middle-income singles and families

Population: 599,874 (1.61% of Canada)

Households: 247,554 (1.70% of Canada)

Average Household Income: \$121,368

House Tenure: Own & Rent

Education: University/High School

Occupation: White Collar/Service Sector

Cultural Diversity Index: Low

Sample Social Value:

Need for Escape

**U3** Urban Young

**Y2** Starter Nests

URBAN

YOUNGER YEARS

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