

\$ - 202 - 396 Cooper Street, Ottawa

MLS® #X12282175

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0 Bedroom, 2.00 Bathroom, 2,117 sqft
Office on 0.00 Acres

4102 - Ottawa Centre, Ottawa, Ontario

Discover a bright and functional 2,117 SF office space available for short-term sublease in the heart of Downtown Ottawa. Ideally located at the corner of Bank and Cooper Streets, this second-floor unit offers a professional layout that includes a welcoming reception area with peek-a-boo windows, a spacious executive office with wall-to-wall south-facing windows, an open-concept collaboration area also flooded with natural light, two moderately sized private offices, and a kitchenette with a large window and eating area. The unit is accessible via elevator, and the building, managed by Huntington Properties, features a well-maintained lobby with stylish seating and code-accessed male and female washrooms on each floor. Two reserved parking spaces in a dedicated lot are included with the sublease -- a rare amenity in the downtown core. Building & Directory Signage available. With tasteful furnishings already in place (as seen in photos; available to the incoming tenant), this space offers a turnkey solution for professional or creative businesses. The flexible 12-month sublease is ideal for startups, satellite teams, or businesses looking to test a central Ottawa location without committing to a long-term lease. Additional Rent Estimated at \$16.71 PSF (for 2025). This is a rare opportunity to establish your presence in one of the city's most desirable commercial areas. Nearby amenities include a Convenience Store (with a Western Union), Cell Phone Repairs, Tailors,



Photo processing/editing, Tim Hortons, and variety of eateries including the elusive Fries & Poutine Bank St. food truck! Don't miss your chance to test out your business for a short-term lease in the Busy and Ever Evolving Ottawa Downtown Central Business District! (id:6289)

Essential Information

Listing #	X12282175
Bathrooms	2.00
Square Footage	2,117
Acres	0.00
Type	Office

Community Information

Address	202 - 396 Cooper Street
Subdivision	4102 - Ottawa Centre
City	Ottawa
Province	Ontario
Postal Code	K2P2H7

Amenities

Features	Irregular lot size, Elevator
Parking Spaces	2

Interior

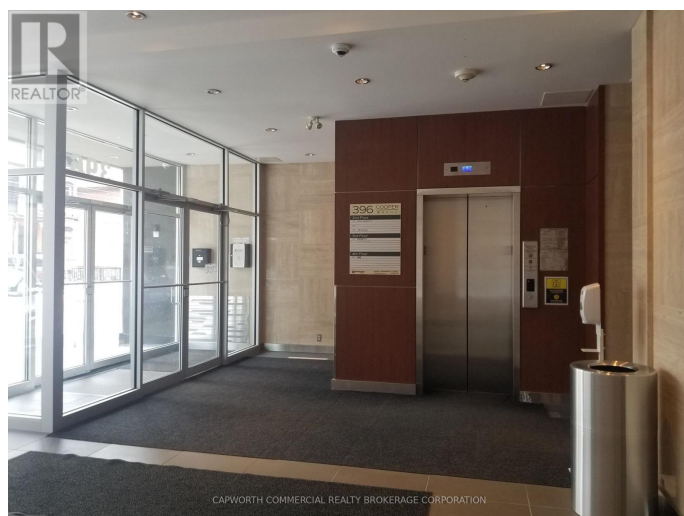
Heating	Electric Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=168.65 x 74.91 FT
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Listing Details

Listing Office	CAPWORTH COMMERCIAL REALTY BROKERAGE CORPORATION
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