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FOR LEASE

584 Somerset Street West, Suite 2
Centretown, Ottawa, Ontario

The second floor and third-floor loft of a red-brick character building at Percy Street — five private offices and a private washroom, in the Somerset-Chinatown district.

RENTABLE AREA	NET RENT	ADDITIONAL RENT	EST. MONTHLY TOTAL	AVAILABLE
1,388 sf	**$12.00/sf**	**$11.43/sf**	**$2,709 + HST**	**On short notice**



THE OPPORTUNITY

A self-contained office floor on Somerset Street West

Suite 2 is the entire second floor of 584 Somerset Street West, together with a finished room in the third-floor loft. It is a full floor of private offices behind the street front of a Centretown red-brick building, with the landlord's own office on the floors below.

The floor is laid out as five rooms off a central hall — private offices and a room large enough for a boardroom table — with a private two-piece washroom and a covered balcony at the front. Floors are hardwood, ceilings are generous and every room has windows. The loft adds a further 204 sf of usable space up a private stair. The suite is heated by gas forced air and has central air conditioning.

Tenants enter through the building's main-floor entrance and hallway, which are shared with the landlord, and the stair rises directly to the second floor. A rear stair provides a second exit.

RENTABLE AREA	NET RENT	ADDITIONAL RENT	GROSS, EST.
1,388 sf	**$12.00**	**$11.43**	**$2,709**
1,175 sf usable · BOMA	per sf per year	per sf, 2026 estimate	per month, plus HST



Front office

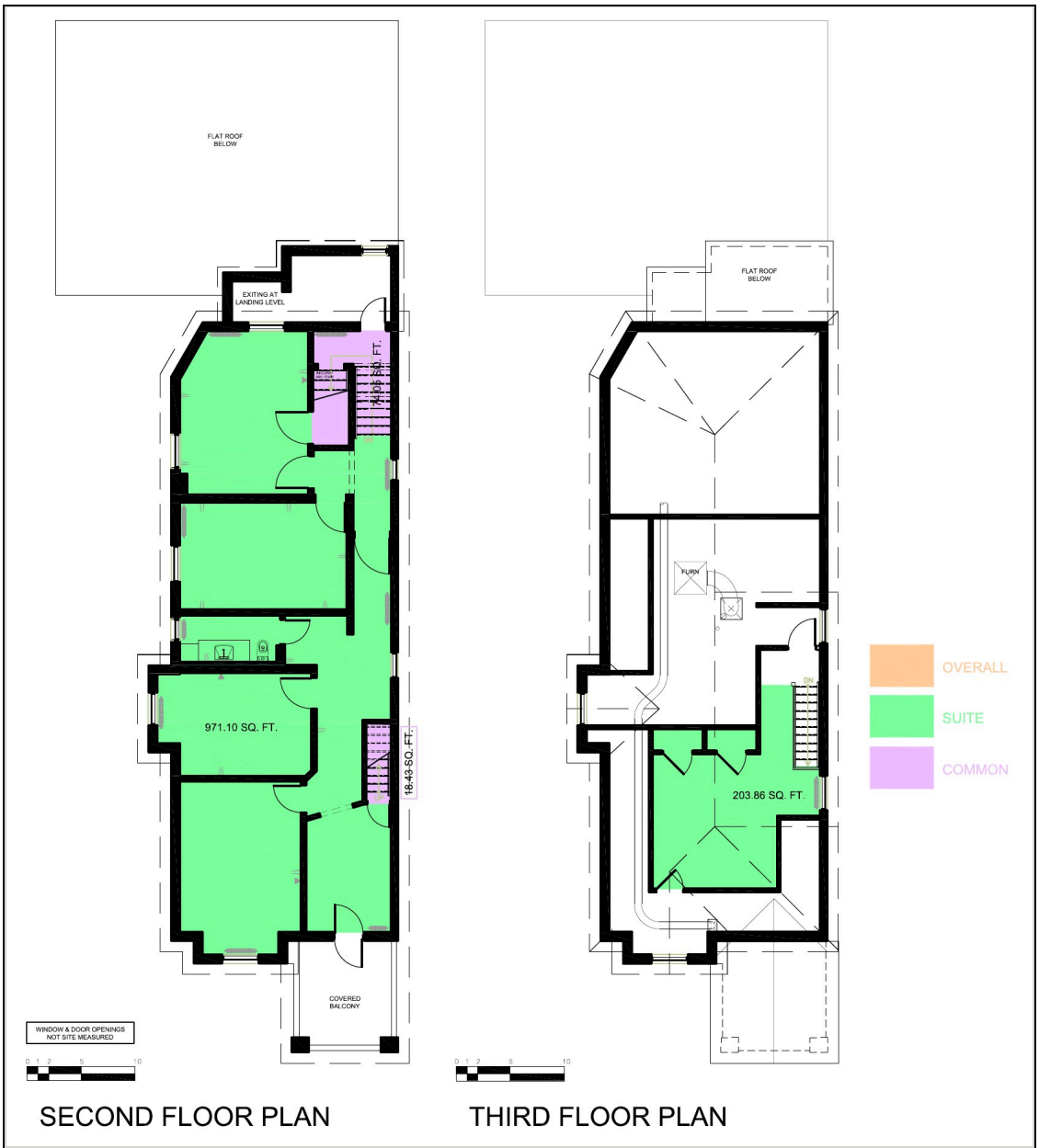
The largest room on the floor runs across the front of the building, with tall windows facing Somerset Street.

AT A GLANCE

Suite information

ADDRESS	584 Somerset Street West, Suite 2, Ottawa, ON K1R 5K2
PREMISES	Second floor plus third-floor loft
USABLE AREA	1,174.96 sf (971.10 second floor + 203.86 loft)
RENTABLE AREA	1,387.52 sf · gross-up 1.1809
SHARE OF BUILDING	40.19%
CROSS STREET	Percy Street

LAYOUT	Five rooms, private washroom, covered front balcony, loft room; no kitchenette
HVAC	Gas forced air · central A/C
ACCESS	Shared main-floor entrance and stair; rear stair exit
PARKING	None – off-site nearby
ZONING	TM14 (By-law 2008-250) · CM1B (By-law 2026-50)



Suite 2 floor plan

Second floor (971.10 sf usable) and third-floor loft room (203.86 sf usable), shaded green; common stairs shaded purple. BOMA floor plate drawings by Shean Architects, November 2026.

THE SPACE

Private offices and a meeting room



Meeting room

One of the five rooms on the second floor, large enough for a full boardroom table.

Five rooms off a central hall. The rooms open from a hall that runs the length of the floor, so each can be used as a closed office, a shared work room or a meeting room. Each room has its own windows.

Washroom and staff area. A private two-piece washroom sits within the suite and supplies water for the floor. There is no built-in kitchenette: a tenant can set a cabinet and bar fridge in the hall, or use one of the rooms as a staff room with a water cooler.

Loft. A private stair leads up to a finished room in the third-floor loft, suited to a further office or storage.

Finishes. Hardwood floors throughout the offices, painted plaster walls and generous ceiling heights typical of the building’s era.

OCCUPANCY COSTS

Net-net lease, additional rent at $11.43 per square foot

The tenant pays net rent plus its proportionate share (40.19%) of the building's operating costs and utilities. The 2026 budget below is an estimate, paid monthly and reconciled to actual costs at year-end.

SUITE 2 — 2026 ESTIMATE	ANNUAL	PER SF
Realty taxes (incl. BIA levy)	$9,520	$6.86
Building insurance	$1,126	$0.81
Hydro	$1,660	$1.20
Natural gas	$1,173	$0.85
Water & sewer	$409	$0.29
Landscaping	$301	$0.22
Repairs & maintenance	$833	$0.60
Capital reserve	$500	$0.36
Administration fee (15%)	$339	$0.24
Additional rent	**$15,862**	**$11.43**

ESTIMATED TOTAL OCCUPANCY COST	PER SF	ANNUAL	MONTHLY
Net rent	$12.00	$16,650	$1,388
Additional rent (2026 estimate)	$11.43	$15,862	$1,322
Total, plus HST	**$23.43**	**$32,512**	**$2,709**

Based on 1,387.52 rentable sf. Snow removal is charged to the main-floor suite only. Janitorial service is to be extended to Suite 2 and added once quoted. The administration fee applies to insurance, landscaping and repairs & maintenance, not to taxes, utilities or the capital reserve. All figures before HST.



Central hall

Room for a coffee cabinet and bar fridge; furniture shown is not included.

LOCATION AND ZONING

Somerset Street West, at Percy Street

Location. 584 Somerset Street West sits on the Somerset Street corridor in Centretown, inside the Somerset-Chinatown Business Improvement Area, a short walk from Dundonald Park, the Chinatown shops and restaurants along Somerset, and the downtown core. OC Transpo bus routes run close by. There is no parking with the suite; tenants arrange off-site parking nearby.

Zoning. Ottawa is applying two zoning by-laws while the new one is under appeal, with the more restrictive provision governing. The property is zoned **TM14 – Traditional Mainstreet** under By-law 2008-250 and **CM1B – Minor Corridor Zone 1** under By-law 2026-50, a mixed-use zone. A heritage overlay (Section 60, By-law 2008-250) also applies to the property. Tenants should confirm their intended use with the City of Ottawa.



The Somerset Street corridor

Aerial view looking across the property and its neighbours on Somerset Street West.

TERMS

Offering summary

- **Premises:** Suite 2 — the second floor and third-floor loft, 584 Somerset Street West, Ottawa.
- **Rentable area:** 1,387.52 sf (1,174.96 sf usable), per BOMA floor plate drawings.
- **Net rent:** $12.00 per sf per year.
- **Additional rent:** proportionate share (40.19%) of operating costs and utilities, estimated at $11.43 per sf for 2026, reconciled annually.
- **Term:** 3 to 5 years.
- **Possession:** on short notice.
- **Parking:** no parking available with the suite; tenant to arrange off-site parking nearby.
- **HST:** extra.
- **Showings:** by appointment through the listing agent.

Sources

- Areas: Shean Architects, BOMA floor plate drawings A2 and A3, November 2026.
- Operating costs: 2026 Building Operating Budget, prepared from the 2026 City of Ottawa tax bill, the 2026–27 insurance policy and 12–13 months of utility billing.
- Zoning and BIA: City of Ottawa geoOttawa mapping, Zoning By-laws 2008-250 and 2026-50, November 2026.

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Not intended to solicit properties already listed or tenants under agency agreement. All information is from sources believed reliable but is not guaranteed and is subject to change or withdrawal without notice. Operating costs are estimates. Prospective tenants should conduct their own due diligence.