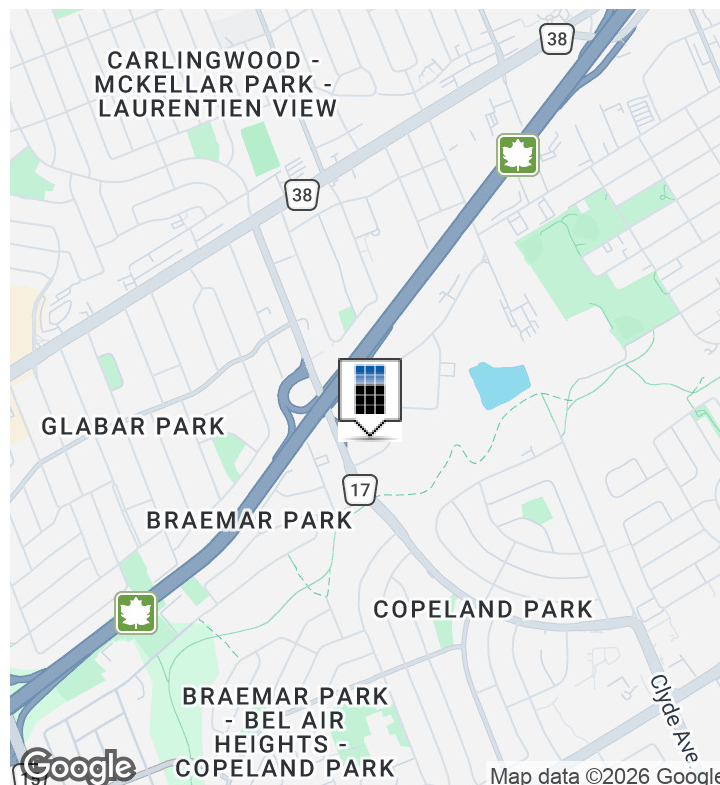


# 1827 WOODWARD DRIVE – SUITE 302

OTTAWA, ON K2C 0P9



## OFFERING SUMMARY

|                  |                  |
|------------------|------------------|
| Lease Rate:      | \$12 SF/yr (NNN) |
| Additional Rent: | \$14.70 SF / yr  |
| Building Size:   | 15,055 SF        |
| Available SF:    | 2,158 SF         |
| Year Built:      | 1969             |
| Renovated:       | 2020             |
| Zoning:          | IL H(14)         |
| Market:          | Ottawa           |
| Submarket:       | West Ottawa      |

## PROPERTY OVERVIEW

Introducing 1827 Woodward Drive, Ottawa – a prime commercial property that caters to modern business needs. With large windows bathing its interior in natural light, newly renovated washrooms, and common area stairwells, this space exudes a fresh, vibrant atmosphere. Its prime location offers easy access to public transit and Hwy 417 E&W, making commuting a breeze. The property provides on-site parking at a ratio of 2:1000 SF, ensuring convenient access for tenants and clients. In addition, businesses can enjoy the advantage of high-speed internet and WiFi with speeds of up to 1.5Gbps, as well as the opportunity to elevate their visibility with prominent pylon signage.

## PROPERTY HIGHLIGHTS

- – Large windows for abundant natural light
- – Newly renovated washrooms and common area stairwells
- – Direct access to public transit and Hwy 417 E&W
- – On-site parking available at a ratio of 2:1000 SF
- – Business internet with Advantage WiFi
- – Speeds up to 1.5Gbps
- – Pylon signage opportunities available



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**MERKBURN HOLDINGS LTD.**

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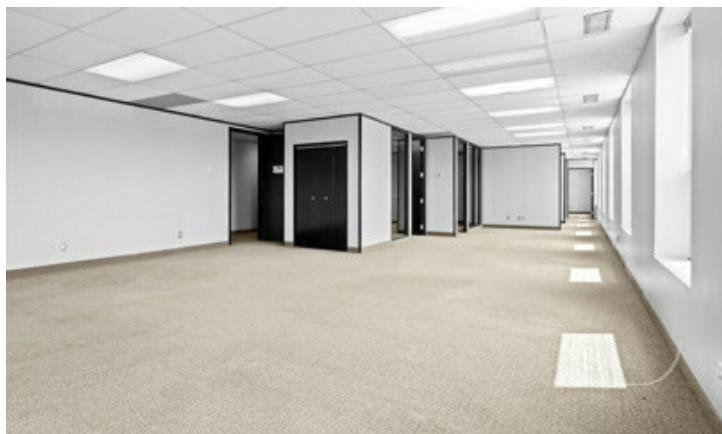
FOR LEASE

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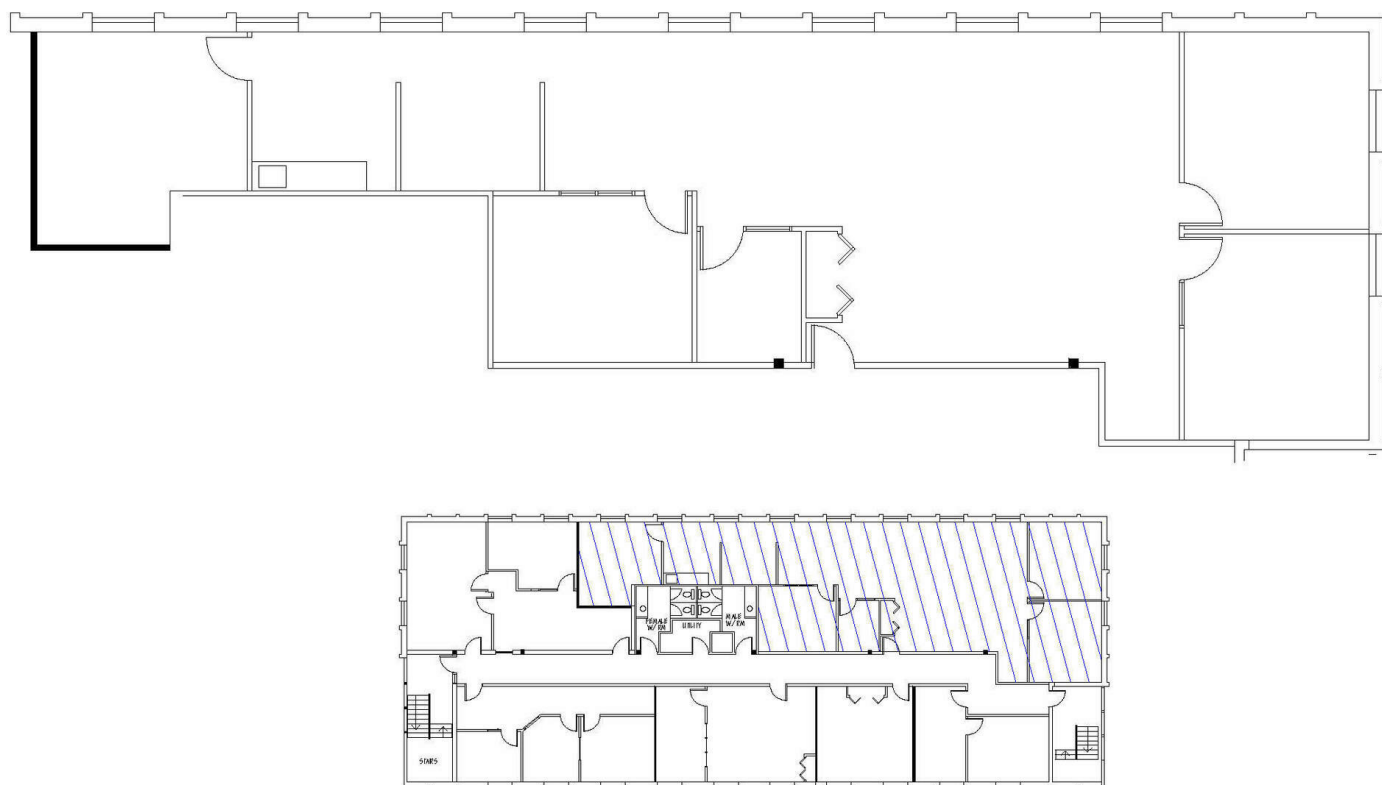
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