FOR LEASE

1370 CLYDE AVENUE

Ottawa, ON K2G 3H8

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ZINATI REALTY
COMMERCIAL BROKERAGE

1370 CLYDE AVENUE

OTTAWA, ON K2G 3H8

Executive Summary

OFFERING SUMMARY

Available Space:	1,105 SF - 8,151 SF
Lease Rate:	$38.00 SF/yr
Additional Rent	approx. $14.00 SF/yr

PROPERTY OVERVIEW

Prime retail space along the Merivale/Clyde corridor with high traffic count and excellent visibility. Multiple ground floor suites available ranging from 1,109 SF up to 8,151 SF. Great opportunity for all types of uses including medical, dental, fitness, grocery, restaurant, retail store and more. Building will be demised as per floor plan to accommodate multiple tenancies. Future exterior updates planned as shown in building mock-ups.

PROPERTY HIGHLIGHTS

- Utilities extra
- Available August 1, 2026
- 200-400 amp/600 volt electrical power
- Zoning: AM10
- Ample onsite parking available
- Signage opportunity

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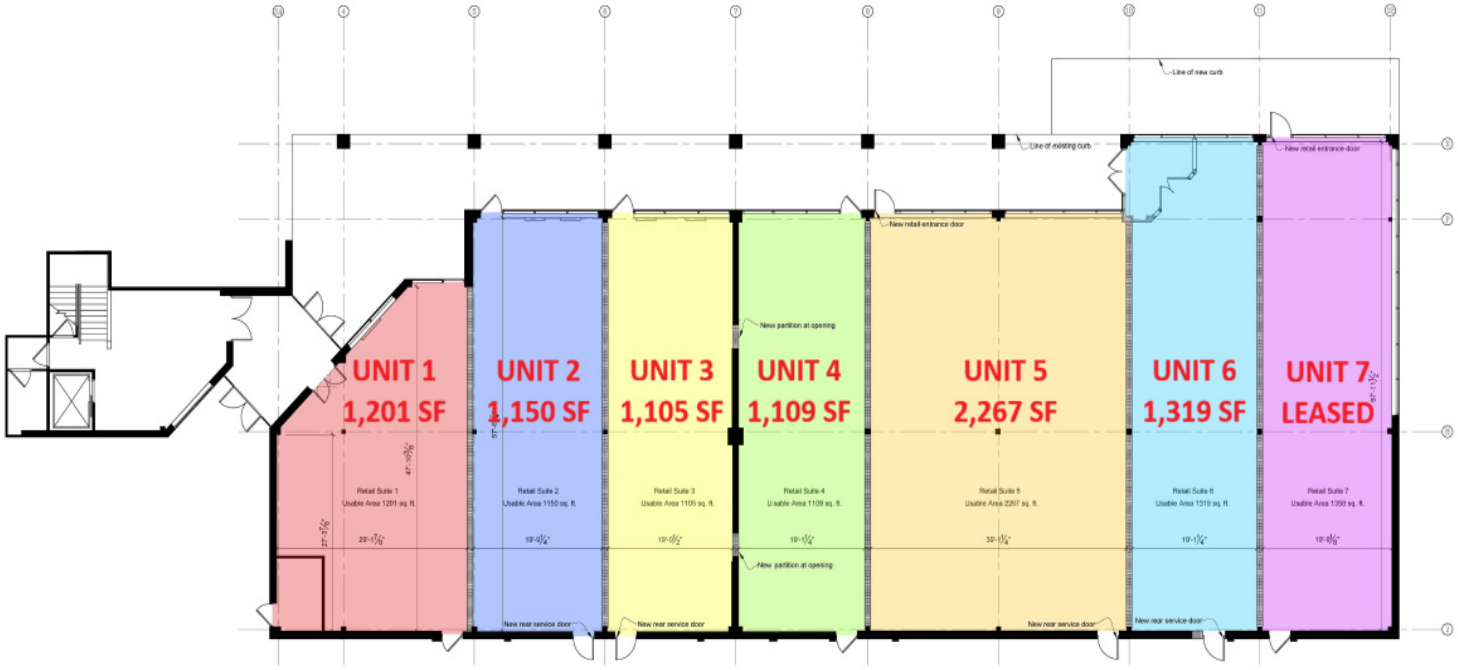
Floor Plan



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Retailer Map

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