

FOR LEASE



SUCCESS IS WITHIN US

# 1050 MORRISON DRIVE – SUITE 302&303

OTTAWA, ON K2H 8K7



## OFFERING SUMMARY

|                  |                     |
|------------------|---------------------|
| Lease Rate:      | \$17.00 SF/yr (NNN) |
| Additional Rent: | \$15.21             |
| Building Size:   | 49,998 SF           |
| Available SF:    | 4,882 – 12,490 SF   |
| Year Built:      | 1984                |
| Renovated:       | 2005                |
| Zoning:          | IL3                 |
| Market:          | Ottawa              |
| Submarket:       | Kanata              |

## PROPERTY OVERVIEW

Unleash your vision within this customizable shell space, offering limitless design possibilities. The property's prime location near public transit and HWY 417 provides unparalleled accessibility, while its modern building access system and wheelchair accessibility with elevators ensure a seamless experience for all. Embrace sustainability with energy-efficient LED lighting, enhancing both the environment and cost-effectiveness. With the added convenience of free surface parking (4:1000 SF) and the availability of pylon signage, this property delivers a complete package for businesses seeking a contemporary, adaptable, and strategically situated leasing opportunity in Ottawa.

## PROPERTY HIGHLIGHTS

- – Customizable shell space for design freedom
- – Prime location near public transit and HWY 417
- – Modern building access system
- – Wheelchair accessibility with elevators
- – Energy-efficient LED lighting
- – Free surface parking (4:1000 SF)
- – Availability of pylon signage



**MARLENE PIITZ**  
+1(613)224.5464 x103  
mpiitz@merkburn.com

**MERKBURN HOLDINGS LTD.**

2191 Thurston Drive, Suite 4, Ottawa, ON K1G 6C9  
merkburn.com

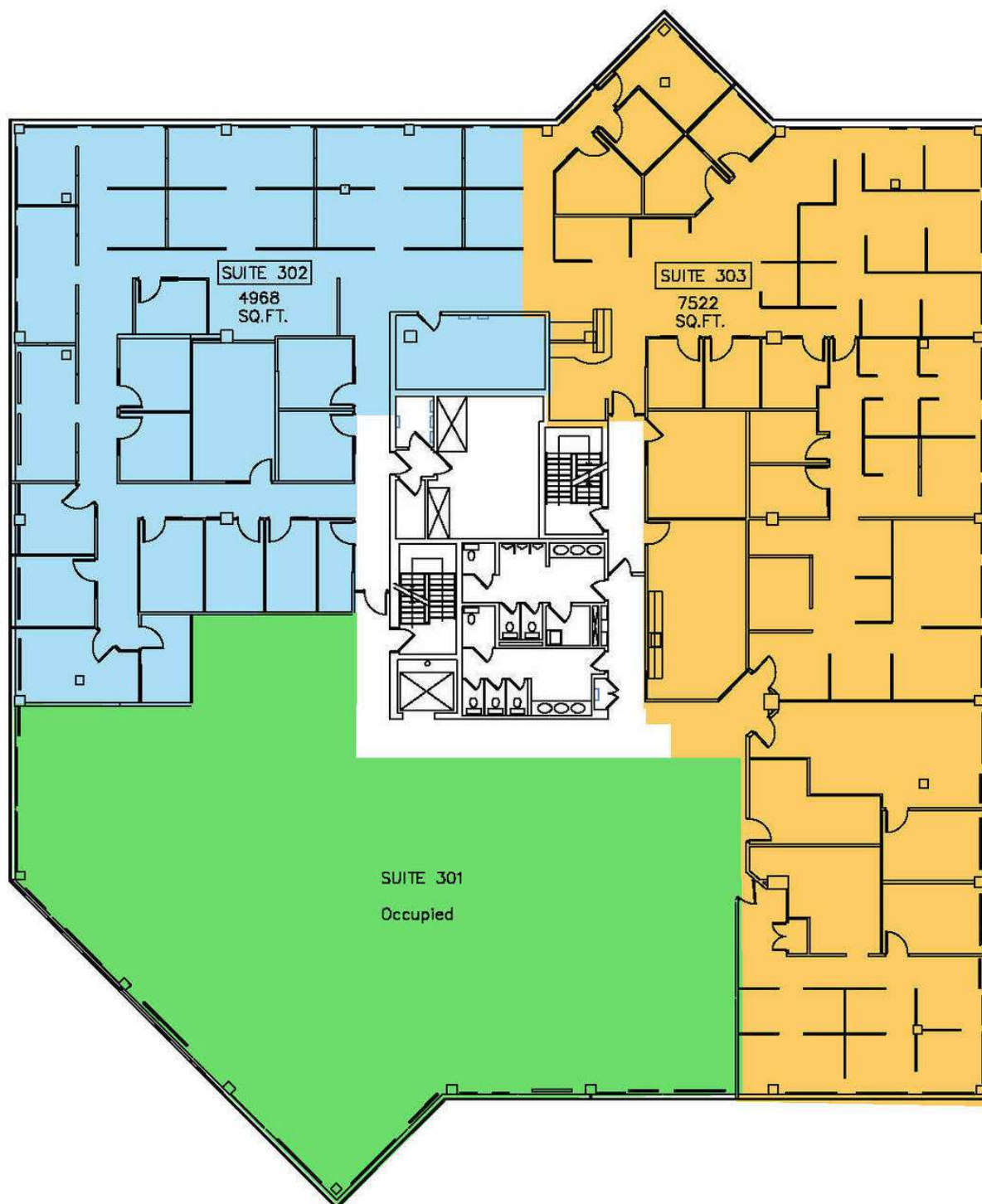
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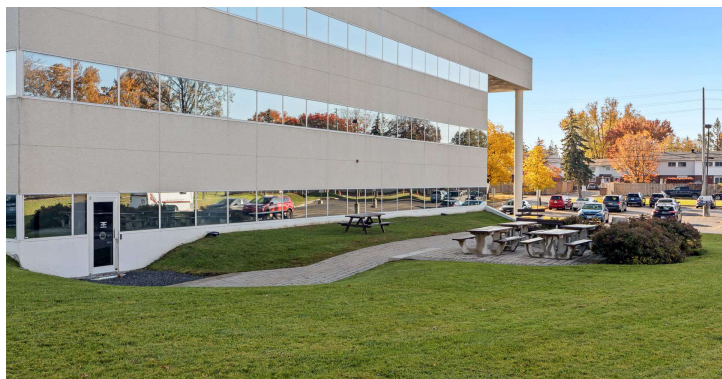
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