

FOR LEASE

1150 MORRISON DRIVE

Ottawa, ON K2H 8S9



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92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

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REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF:	656 - 2,442 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Additional Rent:	approx. \$12.53 PSF

PROPERTY OVERVIEW

Looking for office space to fit your needs? Look no further! Come visit our great accessible office spaces at 1150 Morrison Drive. Multiple offices available and ready for your customization. These suites offer a great opportunity for a variety of businesses that are looking to grow and expand. This property is very well maintained and offers secure building access. Located just off HWY 417 at the Greenbank exit which is surrounded by many major and local amenities and restaurants. Serviced by local bus transit and the future Confederation Line LRT station is a 15-minute walk from the building. Ample onsite parking available along with the opportunity for signage.

PROPERTY HIGHLIGHTS

- Parking ratio: 2:1,000 SF
- Pylon and lobby signage opportunity
- Elevator access
- Close to major amenities such as, Starbucks, Bridgehead, Ikea, Indigo, the Queensway Carleton Hospital, and more
- Tenant allowance of \$10 PSF on 5+ year leases *contact broker for additional details

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Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	1,194 SF	NNN	\$16.00 SF/yr	Additional rent approx. \$12.53 PSF + HST
Suite 201	Available	2,184 SF	NNN	\$16.00 SF/yr	Additional rent approx. \$12.53 PSF + HST. Available March 1, 2026.
Suite 202	Available	656 SF	NNN	\$16.00 SF/yr	Additional rent approx. \$12.53 PSF + HST
Suite 206	Available	2,442 SF	NNN	\$16.00 SF/yr	Additional rent approx. \$12.53 PSF + HST
Suite 303	Available	1,345 SF	NNN	\$16.00 SF/yr	Additional rent approx. \$12.53 PSF + HST

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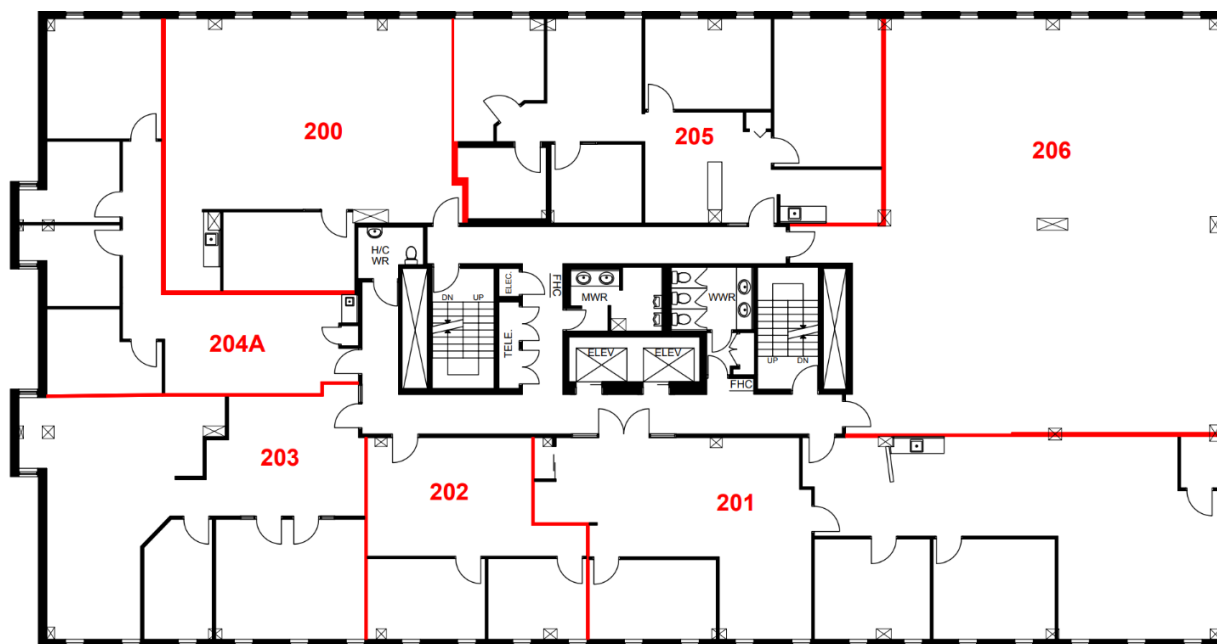
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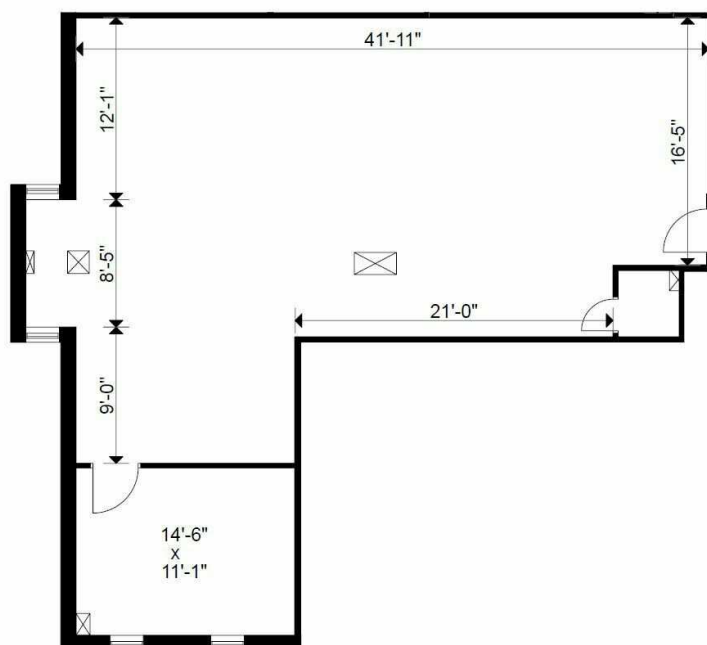
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Second Floor



Suite 303

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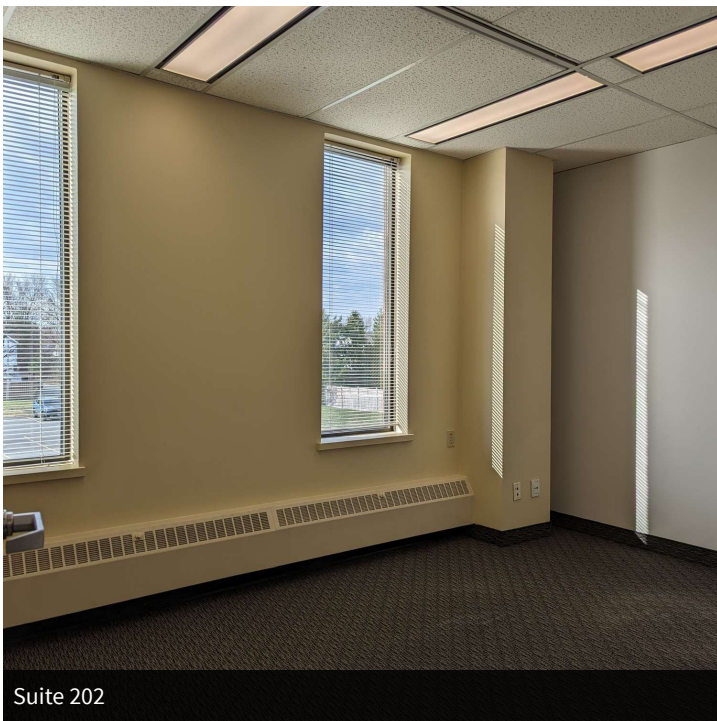
Photos - Suite 200 & 202



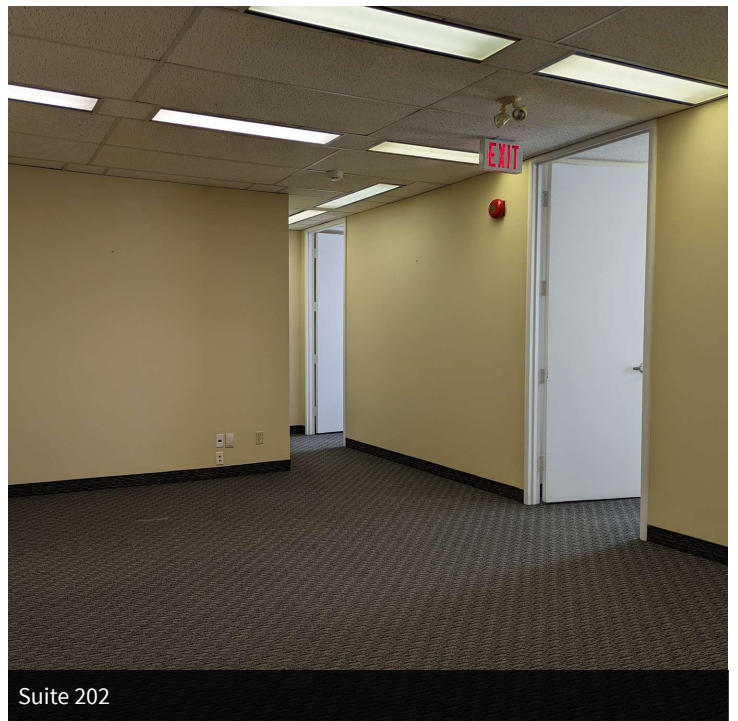
Suite 200



Suite 200



Suite 202



Suite 202

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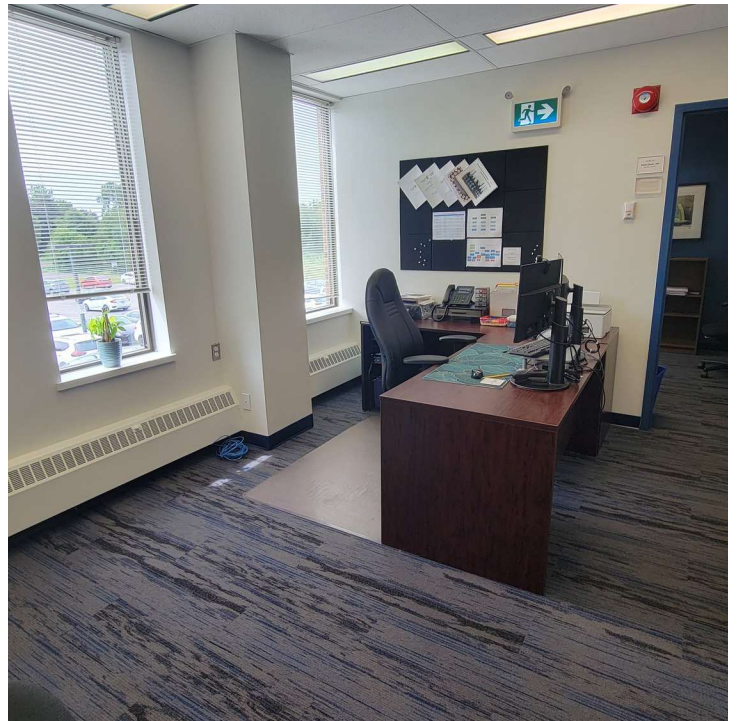
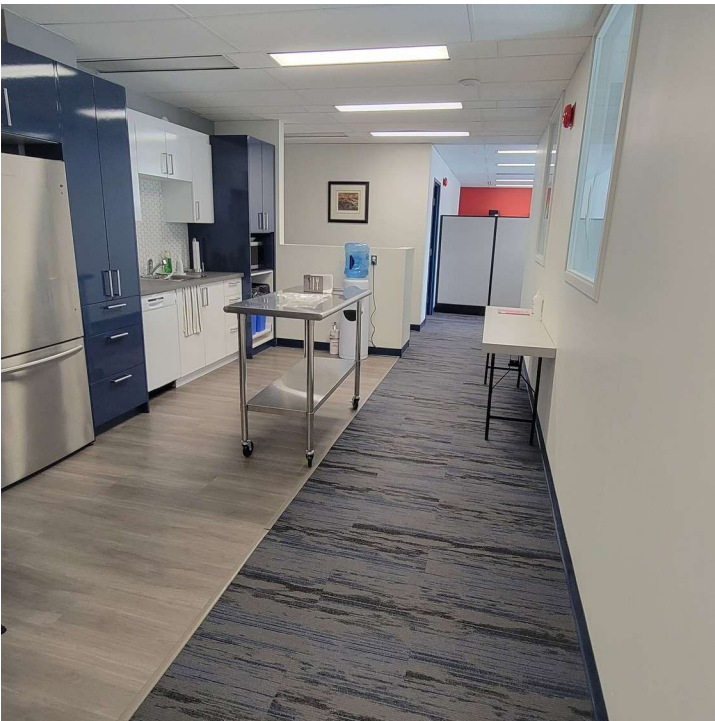
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Photos - Suite 201



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Photos - Suite 206 & 303



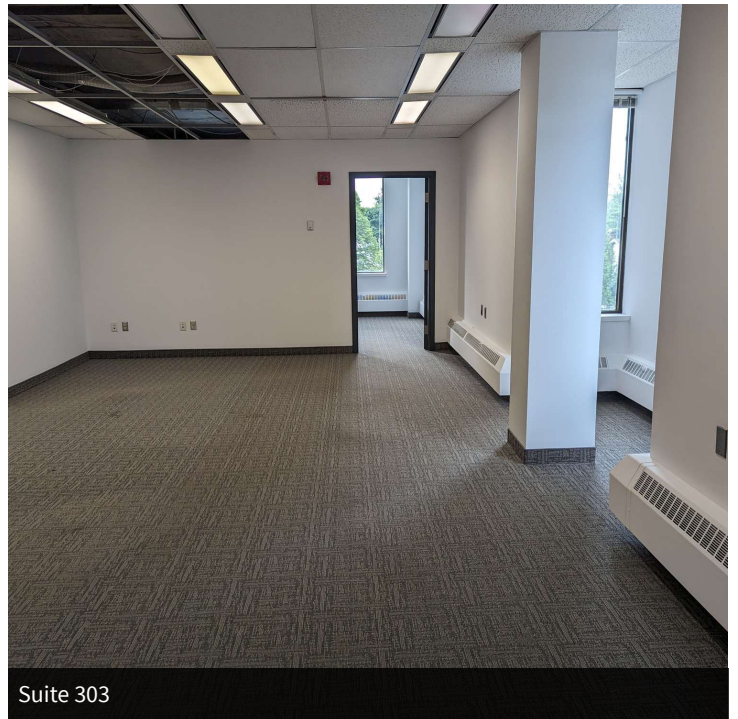
Suite 206



Suite 206



Suite 303



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Retailer Map



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