

FOR LEASE

1070 NOËLLA LECLAIR WAY

Ottawa, ON K4A 3T9



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OFFERING SUMMARY

Available SF:	1,098 - 3,304 SF
Lease Rate:	\$40.00 SF/yr (NNN)
Additional Rent:	approx. \$15.00 SF/yr

PROPERTY OVERVIEW

Prime retail space for lease on the ground floor of Trinity Crossing, a brand-new mixed-use development, ideally located in the heart of Orleans. Three (3) suites available featuring approx. 1,098 SF - 1,108 SF, suites can be combined for up to approx. 3,304 SF of contiguous space. Located less than a 5 km drive from the Queensway, next to the intersection of Innes Road and Mer-Blue Road, this high-traffic area offers excellent visibility and accessibility. Close proximity to national retailers such as Walmart Supercentre, Canadian Tire, Indigo, and well established residential neighborhoods. This strategically located space offers a unique opportunity for businesses seeking a newly built location in a rapidly developing area, with easy access to major roadways and a wide range of nearby amenities.

PROPERTY HIGHLIGHTS

- Available Summer 2025
- Zoning: AM - Arterial Mainstreet Zone
- Less than 5 km from Queensway HWY
- Centrally located within a high-traffic and established residential area with a growing population of 3,000 newly added homes in close proximity

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Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,098 - 3,304 SF	Lease Rate:	\$40.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 113	Available	1,098 SF	NNN	\$40.00 SF/yr	Additional Rent approx. \$15.00 PSF + HST. Utilities extra.
Unit 114	Available	1,098 SF	NNN	\$40.00 SF/yr	Additional Rent approx. \$15.00 PSF + HST. Utilities extra.
Unit 115	Available	1,108 SF	NNN	\$40.00 SF/yr	Additional Rent approx. \$15.00 PSF + HST. Utilities extra.

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Additional Photos



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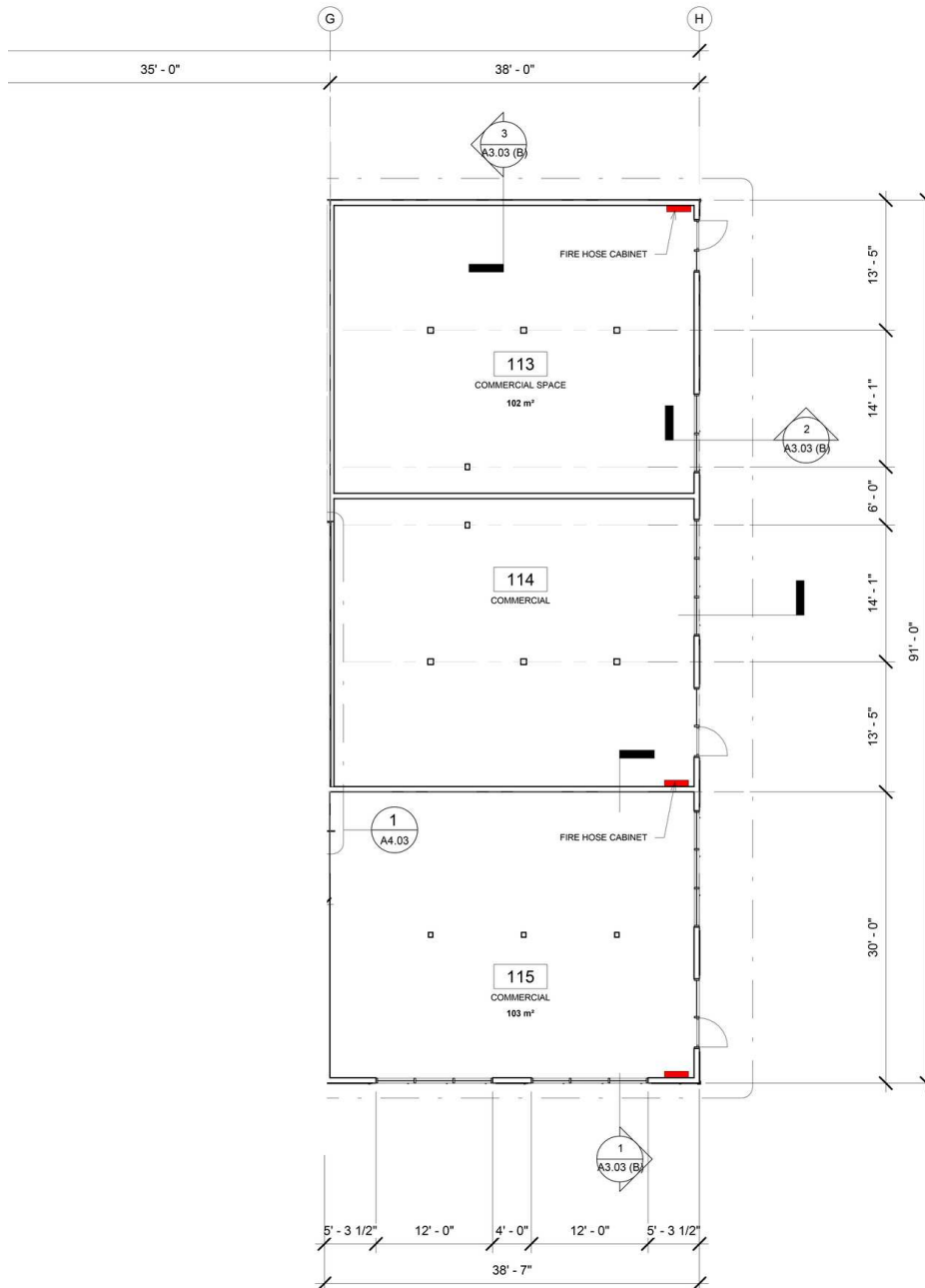
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| Floor PlansFloor Plan



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Retailer Map



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