

320 MIWATE PRIVATE

FOR LEASE



 ZINATI
REALTY
COMMERCIAL BROKERAGE

320 MIWATE PRIVATE

OTTAWA, ON K1R 0E1

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Welcome to Zibi, the Waterfront City, a vibrant 34-acre urban community in the heart of the National Capital Region. Situated on Chaudière Island at the shores of the Ottawa River, this new urban oasis is one of the most sustainable and trendy neighbourhoods in Ottawa. The area is characterized by a mix of residential and commercial spaces, attracting a wide range of individuals and businesses that will grow to include 5,000+ residents and 6,000+ office workers.

320 Miwate Private offers retail opportunities that front on Head Street Square. With over 100+ residents in the condominium floors above, retail tenants will be an integral part of Zibi's master-planned community offering endless paths to better living. Ideal uses include a cafe, yoga/fitness studio, clothing store, jewelry boutique, hair or nail salon, spa or restaurant. Suites A and B can be contiguous or demised based on tenant's needs.

PROPERTY HIGHLIGHTS

- All suites available immediately
- Underground parking available for tenants and visitors
- Highly accessible by foot, bike, car, bus or O-Train (10 minute walk to Pimisi LRT Station)
- Mixed-Use Downtown zoning (MD5)
- Unrivaled waterfront location, rich in cultural heritage and history
- Minutes from downtown Ottawa, LeBreton Flats, Parliament and downtown Hull
- Zero-carbon emission community

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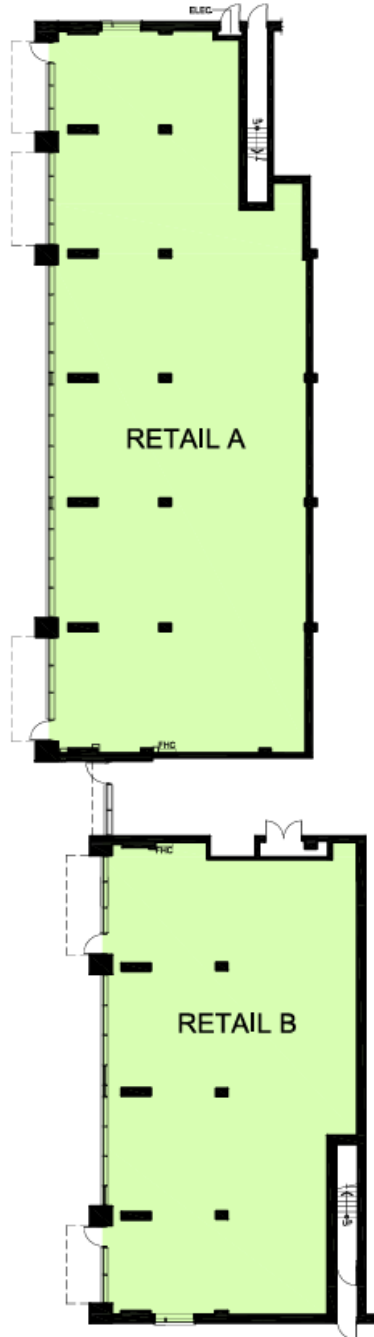
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	5,198 SF	NNN	Contact Zinati Realty	Additional Rent approx. \$22.98 + HST. Utilities extra.
Suite B	Available	3,426 SF	NNN	Contact Zinati Realty	Additional Rent approx. \$22.98 + HST. Utilities extra.

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FLOOR PLAN



 GROSS LEASABLE AREA

AREA SUMMARY

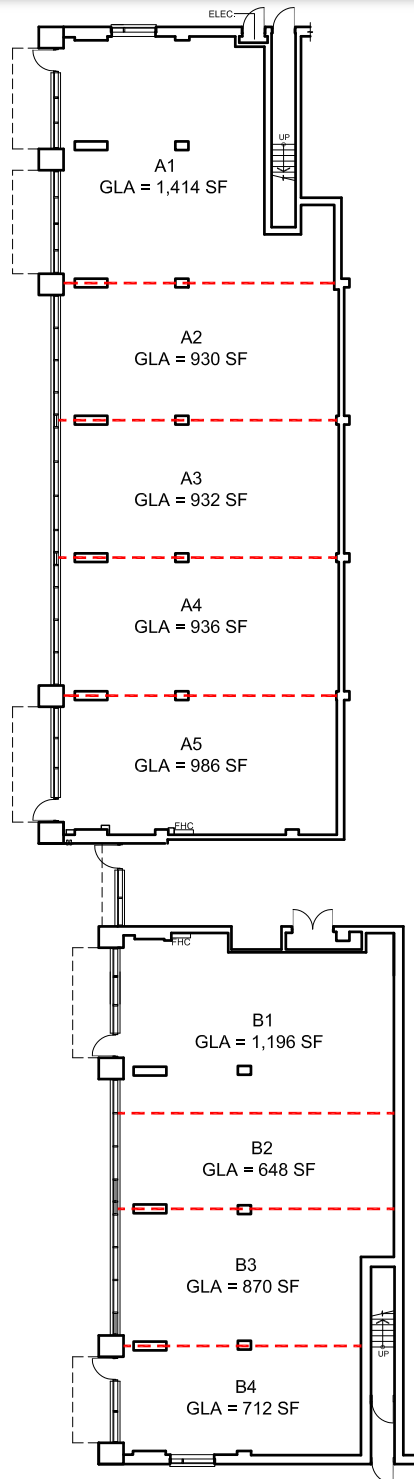
UNIT #	GROSS LEASABLE AREA
RETAIL A	5,198 S.F.
RETAIL B	3,426 S.F.
TOTAL	8,624 S.F.

ABOVE INFORMATION ESTABLISHED ACCORDING TO ANSI/BOMA Z65.5 2010, RETAIL BUILDINGS; STANDARD METHODS MEASUREMENT

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POTENTIAL FLOOR PLAN OPTION 2



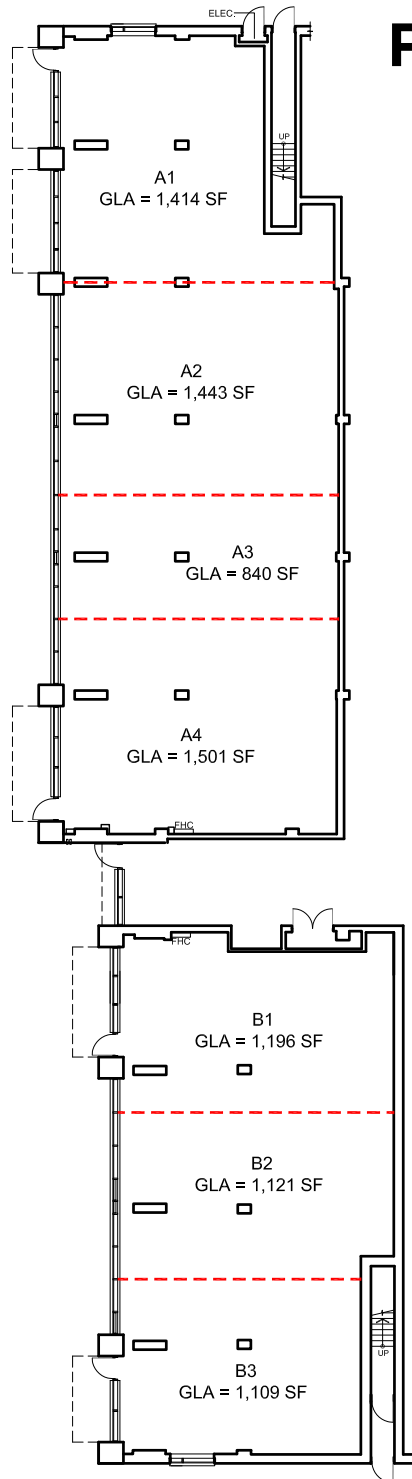
--- PROPOSED DEMISING WALL

0 10 50 FT.

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POTENTIAL FLOOR PLAN OPTION 3



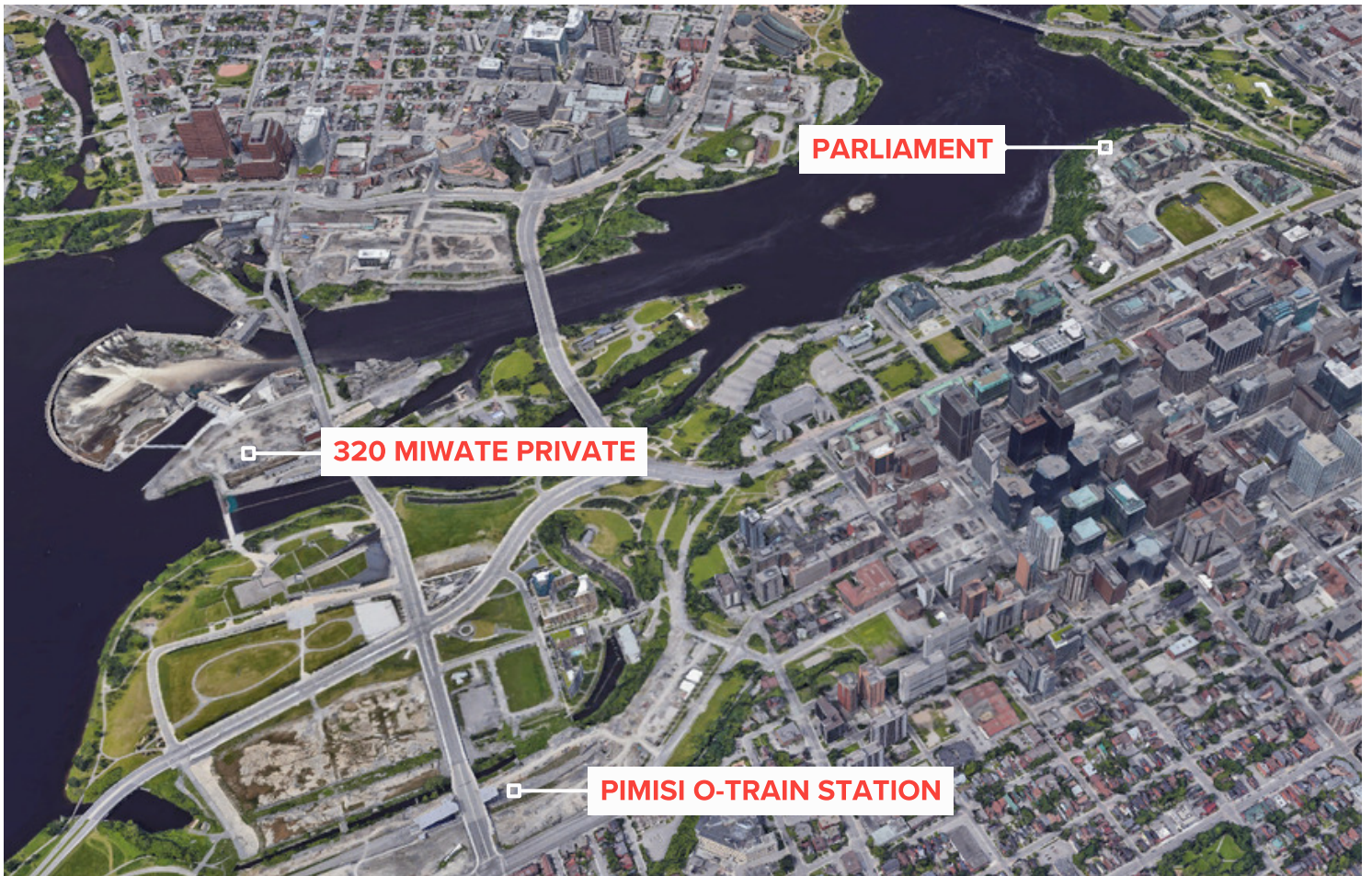
--- PROPOSED DEMISING WALL

0 10 50 FT.

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MAP



TRUST

ZINATI REALTY

For more information or to schedule a tour,
please contact one of the representatives below:

JOHN ZINATI
Broker of Record
613-880-4106
john@zinatirealty.com

ZINATI REALTY
COMMERCIAL BROKERAGE

92 CentrepoinTE Drive
Ottawa, ON, K2G 6B1
613-853-4106
info@zinatirealty.com