

# FOR LEASE

1370 CLYDE AVENUE

Ottawa, ON K2G 3H8



**JOHN ZINATI**  
+1(613)880.4106  
john@zinatirealty.com

**TANYA WOLFGRAM**  
+1(613)447.2205  
tanya@zinatirealty.com

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

 **ZINATI**  
REALTY  
COMMERCIAL BROKERAGE





### OFFERING SUMMARY

|                         |                       |
|-------------------------|-----------------------|
| <b>Available Space:</b> | 1,105 SF - 8,151 SF   |
| <b>Lease Rate:</b>      | \$38.00 SF/yr         |
| <b>Additional Rent</b>  | approx. \$15.00 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

**JOHN ZINATI**

+1(613)880.4106

john@zinatirealty.com

**TANYA WOLFGRAM**

+1(613)447.2205

tanya@zinatirealty.com

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

# 1370 CLYDE AVENUE

## OTTAWA, ON K2G 3H8

Lease Spaces



### AVAILABLE SPACES

| SUITE  | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION                                                 |
|--------|-----------|-----------|------------|---------------|-------------------------------------------------------------|
| Unit 2 | Available | 1,319 SF  | NNN        | \$38.00 SF/yr | Additional rent approx. \$15.00 PSF + HST. Utilities extra. |
| Unit 3 | Available | 2,267 SF  | NNN        | \$38.00 SF/yr | Additional rent approx. \$15.00 PSF + HST. Utilities extra. |
| Unit 4 | Available | 1,109 SF  | NNN        | \$38.00 SF/yr | Additional rent approx. \$15.00 PSF + HST. Utilities extra. |
| Unit 5 | Available | 1,105 SF  | NNN        | \$38.00 SF/yr | Additional rent approx. \$15.00 PSF + HST. Utilities extra. |
| Unit 6 | Available | 2,351 SF  | NNN        | \$38.00 SF/yr | Additional rent approx. \$15.00 PSF + HST. Utilities extra. |

**JOHN ZINATI**

+1(613)880.4106

john@zinatirealty.com

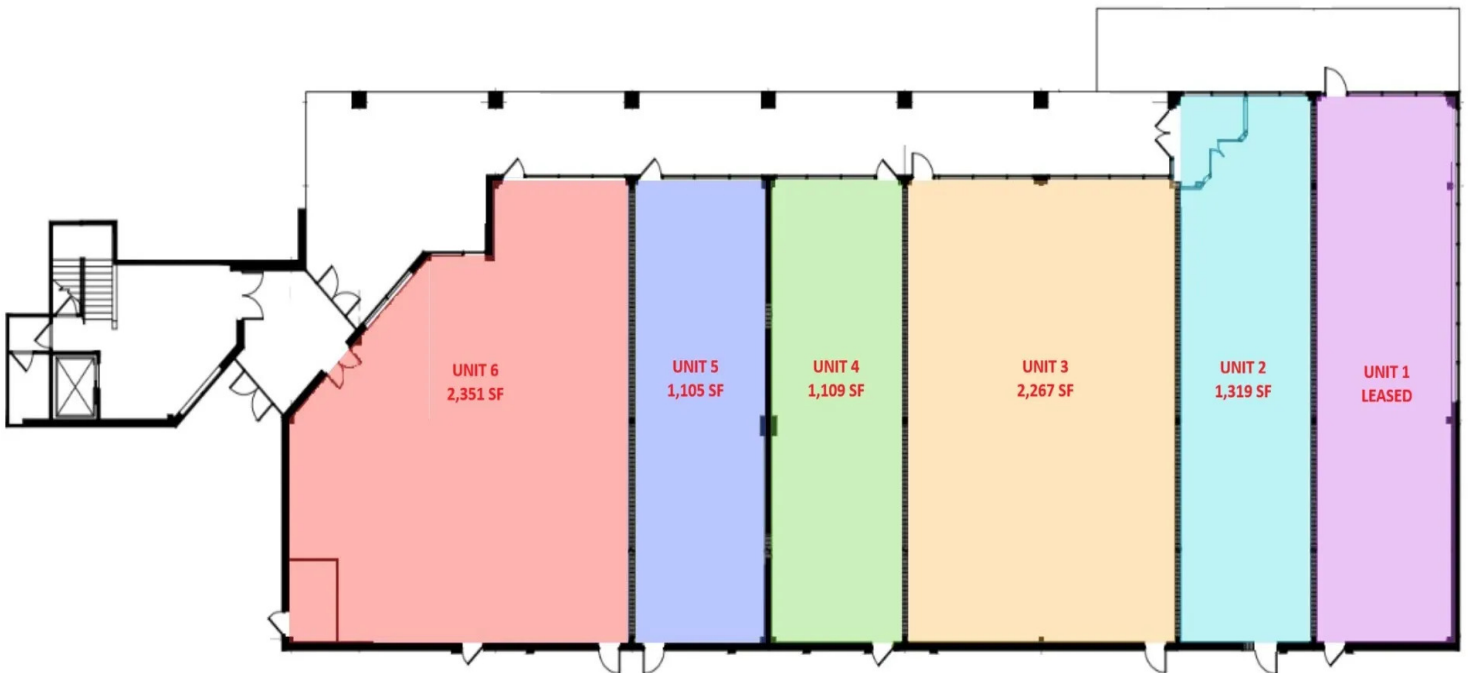
**TANYA WOLFGAM**

+1(613)447.2205

tanya@zinatirealty.com

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

**ZINATI**  
REALTY  
COMMERCIAL BROKERAGE



**JOHN ZINATI**

+1(613)880.4106

john@zinatirealty.com

**TANYA WOLFGRAM**

+1(613)447.2205

tanya@zinatirealty.com

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



# 1370 CLYDE AVENUE

OTTAWA, ON K2G 3H8

Retailer Map



**JOHN ZINATI**

+1(613)880.4106

john@zinatirealty.com

**TANYA WOLFGRAM**

+1(613)447.2205

tanya@zinatirealty.com

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

**ZINATI**  
REALTY  
COMMERCIAL BROKERAGE