

# 300 MIWATE PRIVATE

FOR LEASE



 **ZINATI**  
REALTY  
COMMERCIAL BROKERAGE

# 300 MIWATE PRIVATE

OTTAWA, ON K1R 0E8

## 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.

300 Miwate Private provides opportunities to front on Head Street Square or Chaudière Private. Tenants benefit from being connected to approximately 330+ residents in the apartment building above. Ideally located for a cafe, yoga/fitness studio, clothing store, jewelry boutique, hair or nail salon, spa or restaurant. Zibi will be a place where leisure, entertainment and recreation will be seamlessly integrated.

### 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

# 300 MIWATE PRIVATE

OTTAWA, ON K1R 0E8



## AVAILABLE SPACES

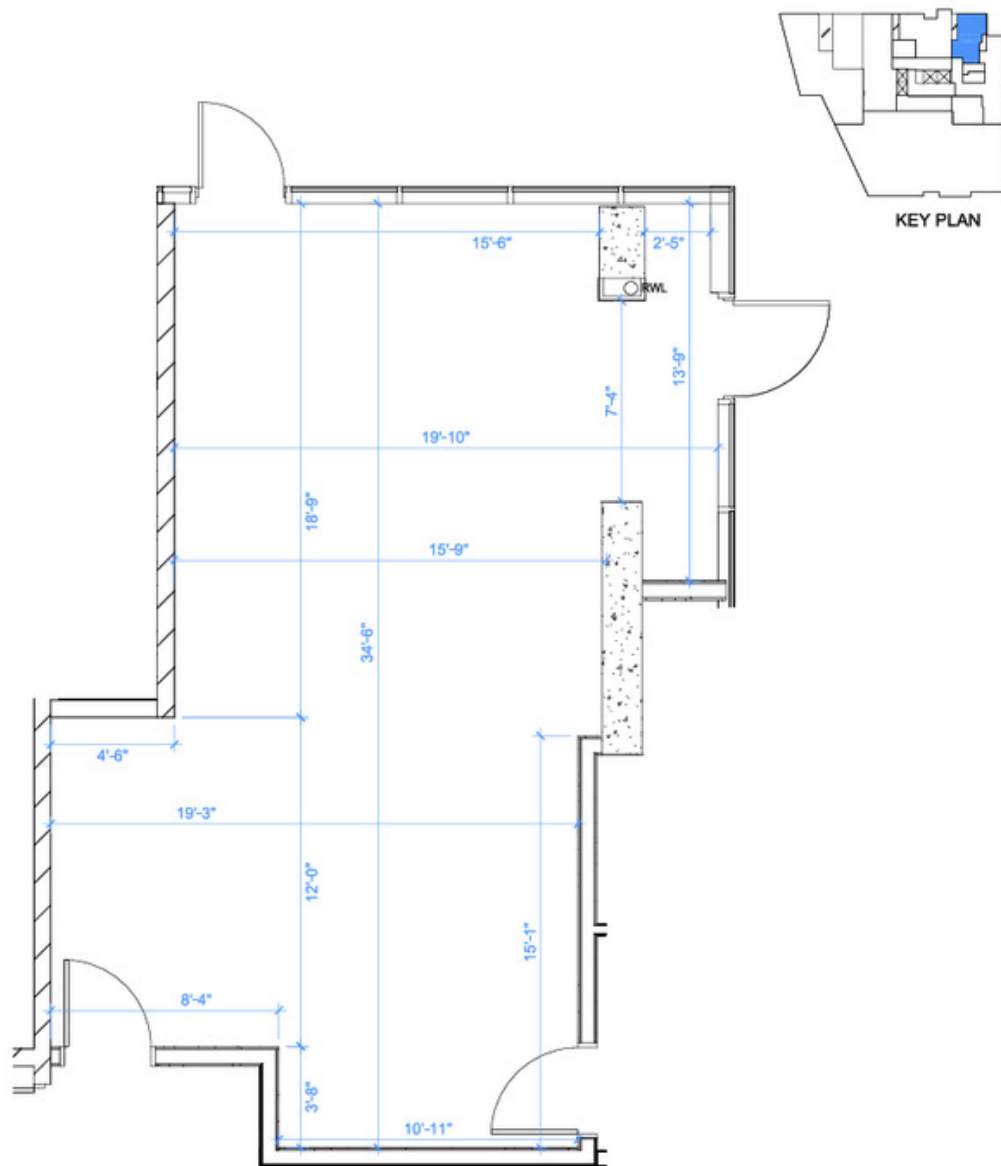
| SUITE   | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE               | DESCRIPTION                                             |
|---------|-----------|-----------|------------|--------------------------|---------------------------------------------------------|
| Suite A | Available | 708 SF    | NNN        | Contact<br>Zinati Realty | Additional Rent approx. \$15.80 + HST. Utilities extra. |
| Suite B | Available | 2,521 SF  | NNN        | Contact<br>Zinati Realty | Additional Rent approx. \$15.80 + HST. Utilities extra. |
| Suite C | Available | 6,250 SF  | NNN        | Contact<br>Zinati Realty | Additional Rent approx. \$15.80 + HST. Utilities extra. |

Suites B and C can be combined for a total of approx. 8,771 sq ft.

# 300 MIWATE PRIVATE

OTTAWA, ON K1R 0E8

## FLOOR PLAN - SUITE A



**GROSS LEASABLE AREA = 708 SF**

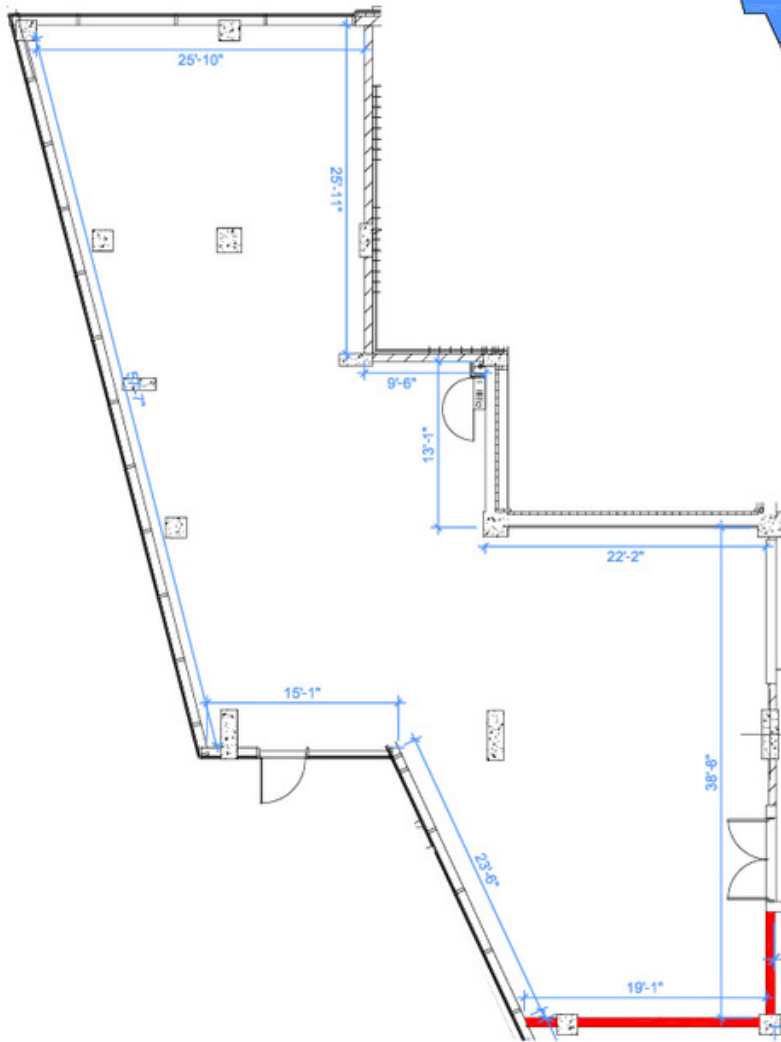
ABOVE INFORMATION ESTABLISHED ACCORDING  
TO ANSI/BOMA Z65.5 2010, RETAIL BUILDINGS:  
STANDARD METHODS OF MEASUREMENT

0 5 15 FT.

# 300 MIWATE PRIVATE

OTTAWA, ON K1R 0E8

## FLOOR PLAN - SUITE B



KEY PLAN



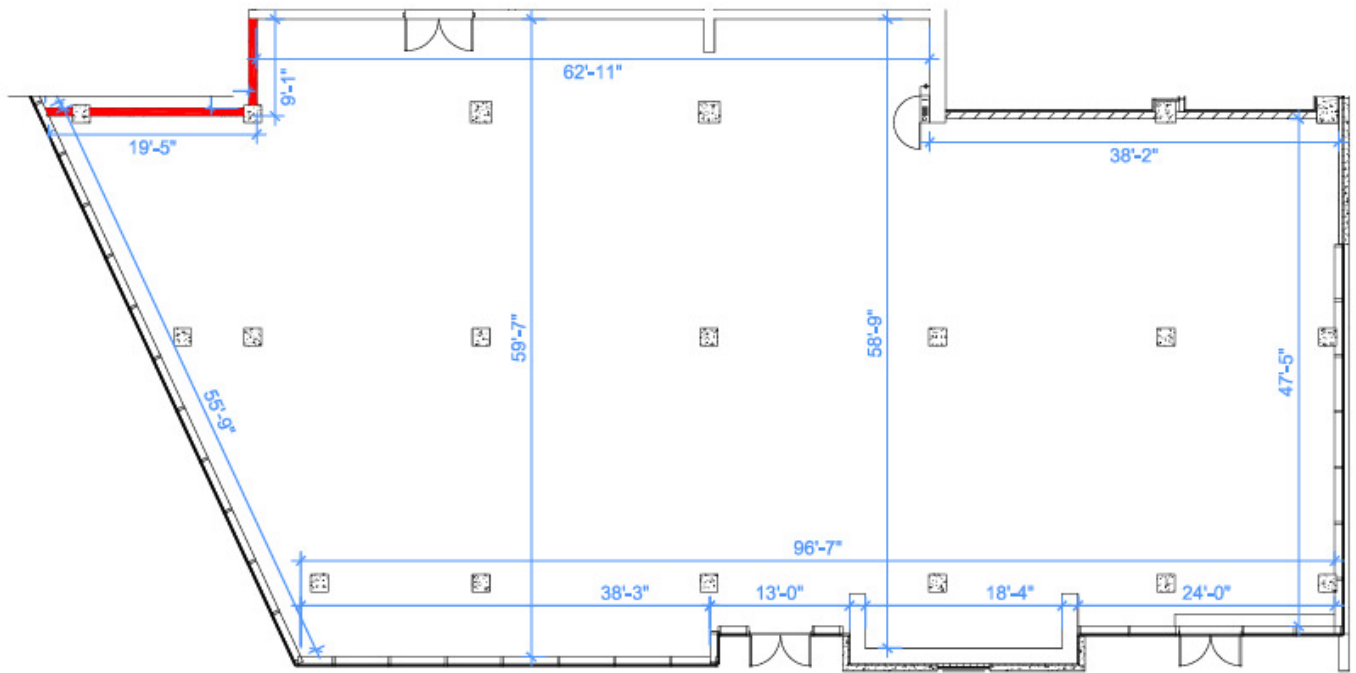
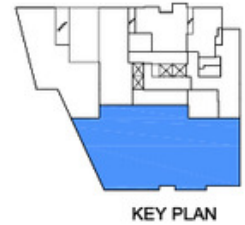
**GROSS LEASABLE AREA = 2,521 SF**

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

# 300 MIWATE PRIVATE

OTTAWA, ON K1R 0E8

## FLOOR PLAN - SUITE C



DEMISING WALL

0 10 50 FT.

**GROSS LEASABLE AREA = 6,250 SF**

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

# 300 MIWATE PRIVATE

OTTAWA, ON K1R 0E8

## PHOTOS



# 300 MIWATE PRIVATE

OTTAWA, ON K1R 0E8

## 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](mailto:john@zinatirealty.com)

### **TANYA WOLFGRAM**

**Sales Representative**

613-447-2205

[tanya@zinatirealty.com](mailto:tanya@zinatirealty.com)

### **ZINATI REALTY**

### **COMMERCIAL BROKERAGE**

92 Centreponte Drive

Ottawa, ON, K2G 6B1

613-853-4106

[info@zinatirealty.com](mailto:info@zinatirealty.com)