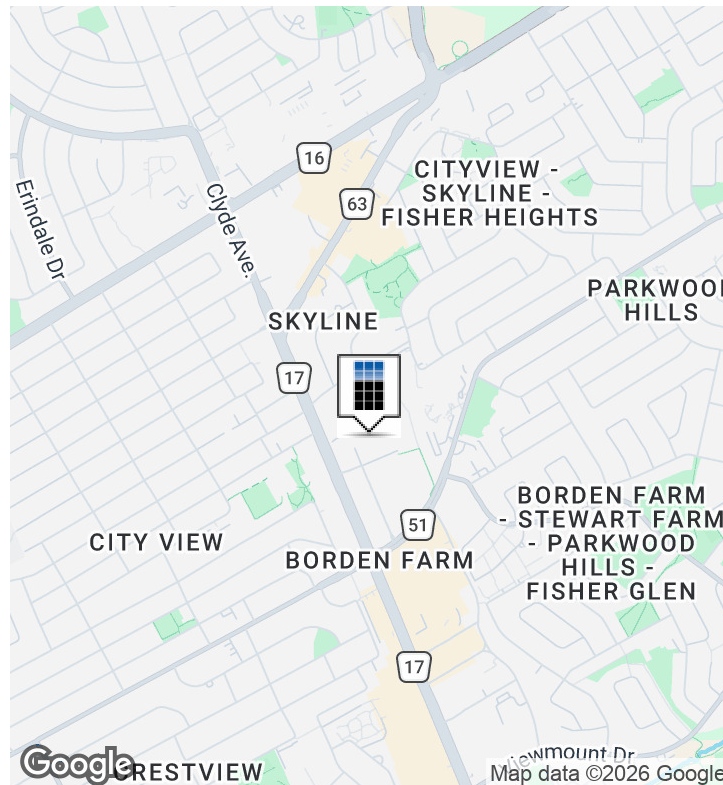


EMERALD PLAZA – SUITE 400

1547 MERIVALE ROAD OTTAWA, ON K2G 4V3



OFFERING SUMMARY

| | |
|------------------|------------------|
| Lease Rate: | \$16 SF/yr (NNN) |
| Additional Rent: | \$19.85 SF/yr |
| Building Size: | 155,715 SF |
| Available SF: | 5,645 SF |
| Year Built: | 1986 |
| Renovated: | 2010 |
| Zoning: | AM 10 |

PROPERTY OVERVIEW

Discover the ideal commercial lease opportunity at 1547 Merivale Road, Ottawa. This modern and professionally managed property offers exceptional features, including high exposure on Merivale Road and convenient access via public transit. The property boasts ample covered and surface parking and elevator access for added convenience. Pylon signage provides excellent visibility, and the well-appointed onsite amenities cater to all business needs. With a spacious and bright interior layout, this property offers a professional and welcoming environment. Don't miss the opportunity to lease in this sought-after location.

PROPERTY HIGHLIGHTS

- – High exposure location on Merivale Road
- – Ample covered and surface parking available
- – Convenient elevator access
- – Pylon signage for great visibility
- – Well-appointed onsite amenities for convenience
- – Modern and professional building design
- – Accessible by public transit for easy commuting



STACEY KENNEY

+1(613)224.5464 x114
 skenney@merkburn.com

MERKBURN HOLDINGS LTD.

2191 Thurston Drive, Suite 4, Ottawa, ON K1G 6C9
 merkburn.com

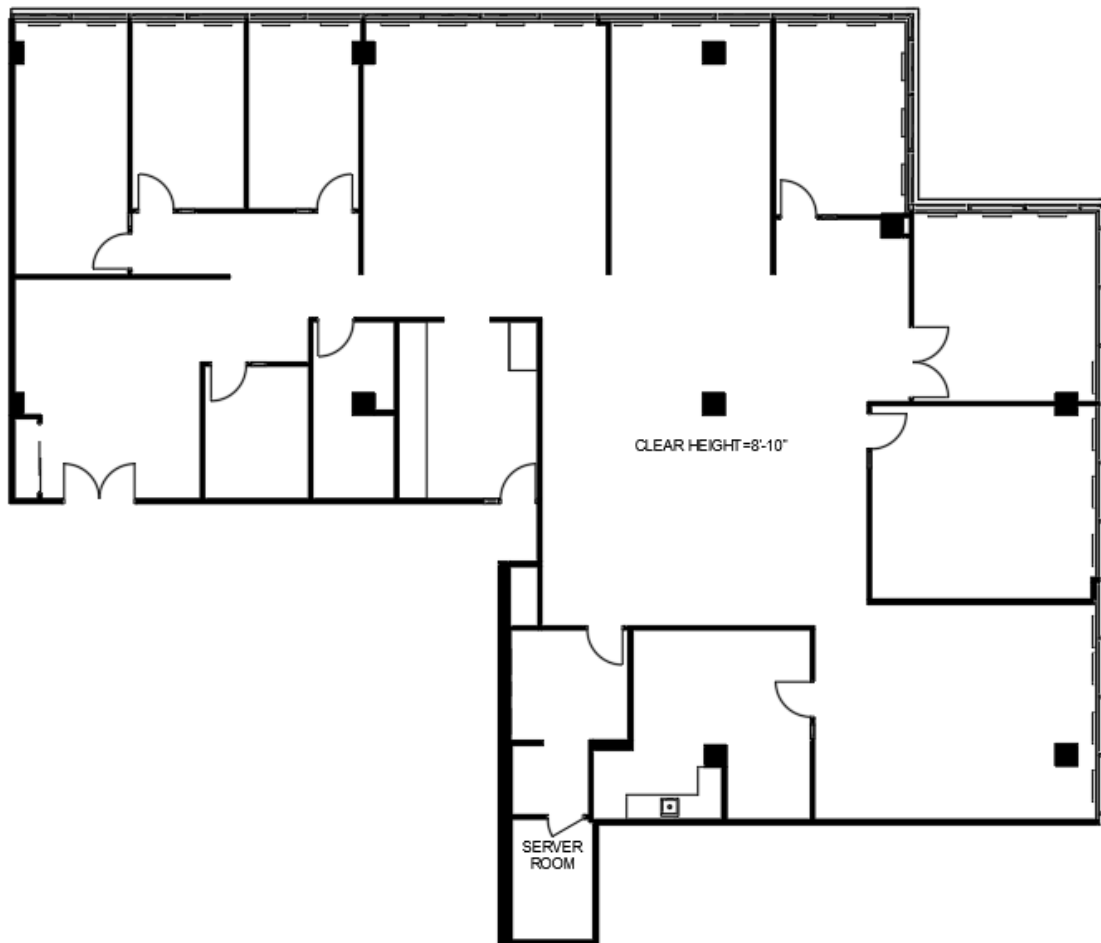
FOR LEASE



EMERALD PLAZA

1547 MERIVALE ROAD OTTAWA, ON K2G 4V3

SUCCESS IS WITHIN US



5,645 SF



STACEY KENNEY
+1(613)224.5464 x114
skenny@merkburn.com

MERKBURN HOLDINGS LTD.
2191 Thurston Drive, Suite 4, Ottawa, ON K1G 6C9
merkburn.com

FOR LEASE



SUCCESS IS WITHIN US

EMERALD PLAZA

1547 MERIVALE ROAD OTTAWA, ON K2G 4V3



STACEY KENNEY
+1(613)224.5464 x114
skenney@merkburn.com

MERKBURN HOLDINGS LTD.
2191 Thurston Drive, Suite 4, Ottawa, ON K1G 6C9
merkburn.com