

FOR LEASE

1370 CLYDE AVENUE

Ottawa, ON K2G 3H8



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 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available Space:	1,105 SF - 8,151 SF
Lease Rate:	\$38.00 SF/yr
Additional Rent	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

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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.

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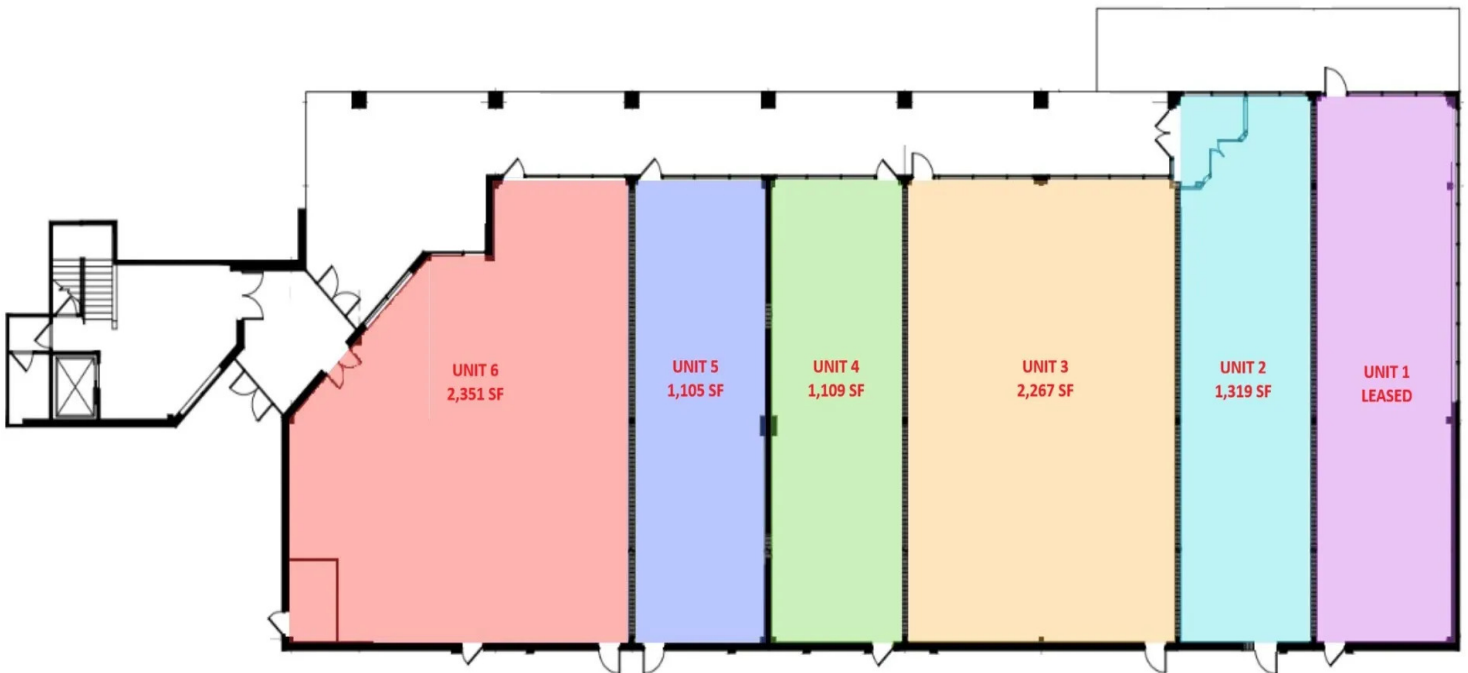
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Retailer Map



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