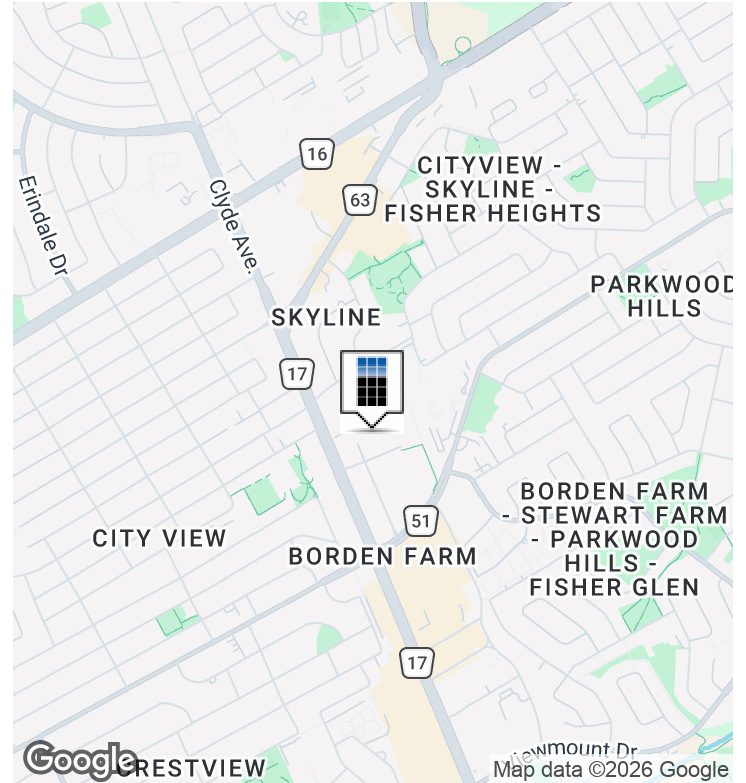


# EMERALD PLAZA – SUITE 305

1547 MERIVALE ROAD OTTAWA, ON K2G 4V3



## OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Additional Rent:	\$19.85 SF/yr
Building Size:	155,715 SF
Available SF:	6,886 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



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 skenney@merkburn.com

**MERKBURN HOLDINGS LTD.**

2191 Thurston Drive, Suite 4, Ottawa, ON K1G 6C9  
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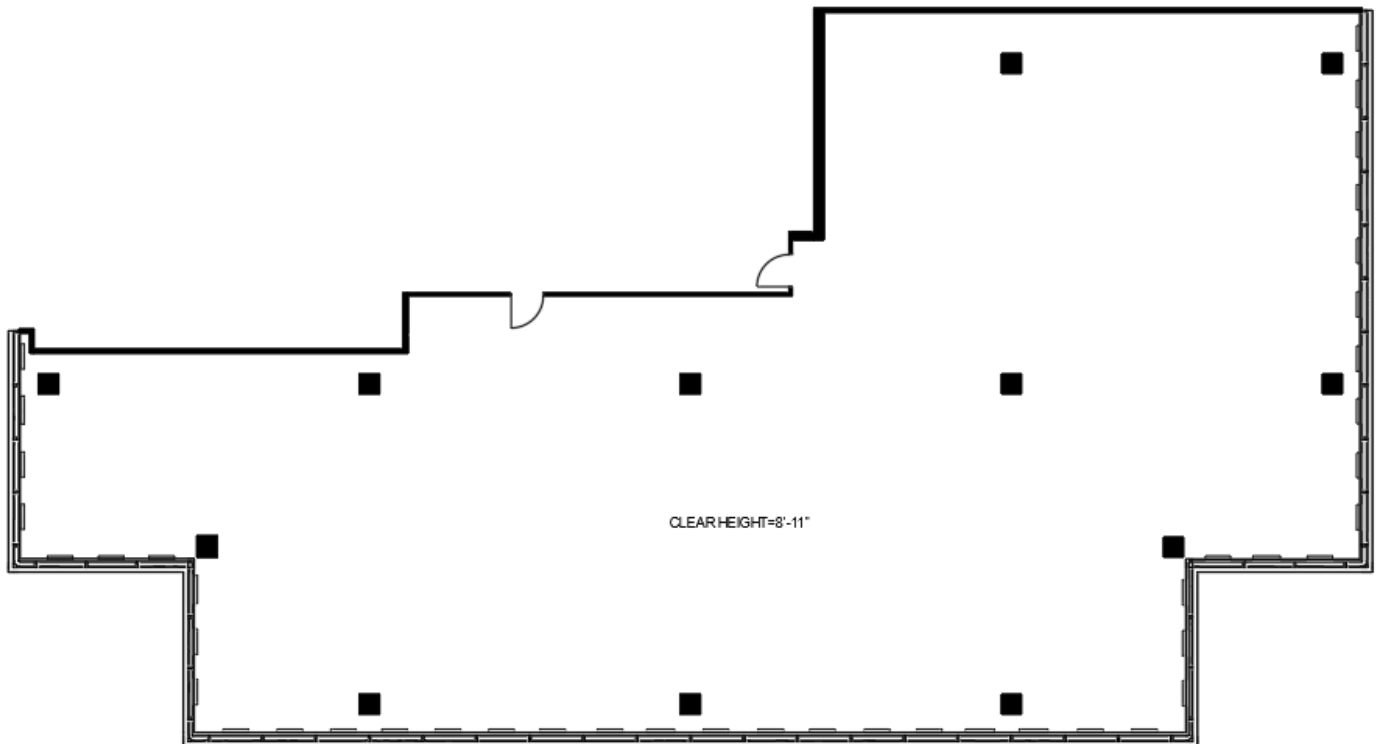
FOR LEASE



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CLEAR HEIGHT=8'-11"

6,886 SF



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