

FOR LEASE

1510 MERIVALE ROAD

Ottawa, ON K2G 6B1



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REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF:	612 - 4,063 SF
Lease Rate:	\$15.00 SF/yr
Additional Rent:	approx. \$13.91 SF/yr

PROPERTY OVERVIEW

Prime office suites available for lease in the City View Plaza featuring Tenants such as Giant Tiger, Part Source and Running Room. Located on one of the city's busiest thoroughfare and shopping destinations with high vehicle and pedestrian traffic year round. Easy access to HWY 417, Baseline Road and public transit. Unit 18 (1,267 sq ft) features 2 open workspaces, 3 enclosed offices, 1 storage room and a kitchen area with sink. Unit 19 (612 sq ft) features an open workspace and 1 enclosed office. Unit 20 & 21 (2,184 sq ft) features 5 enclosed offices, boardroom, reception area and an open workspace. Second floor walk-up office suites share common washrooms. Ample onsite parking is available as well as great visibility from Merivale Road.

PROPERTY HIGHLIGHTS

- Located within a busy plaza minutes from Highway 417
- Suites can be combined or leased separately
- Available immediately
- Tenant to pay heat (gas) and hydro

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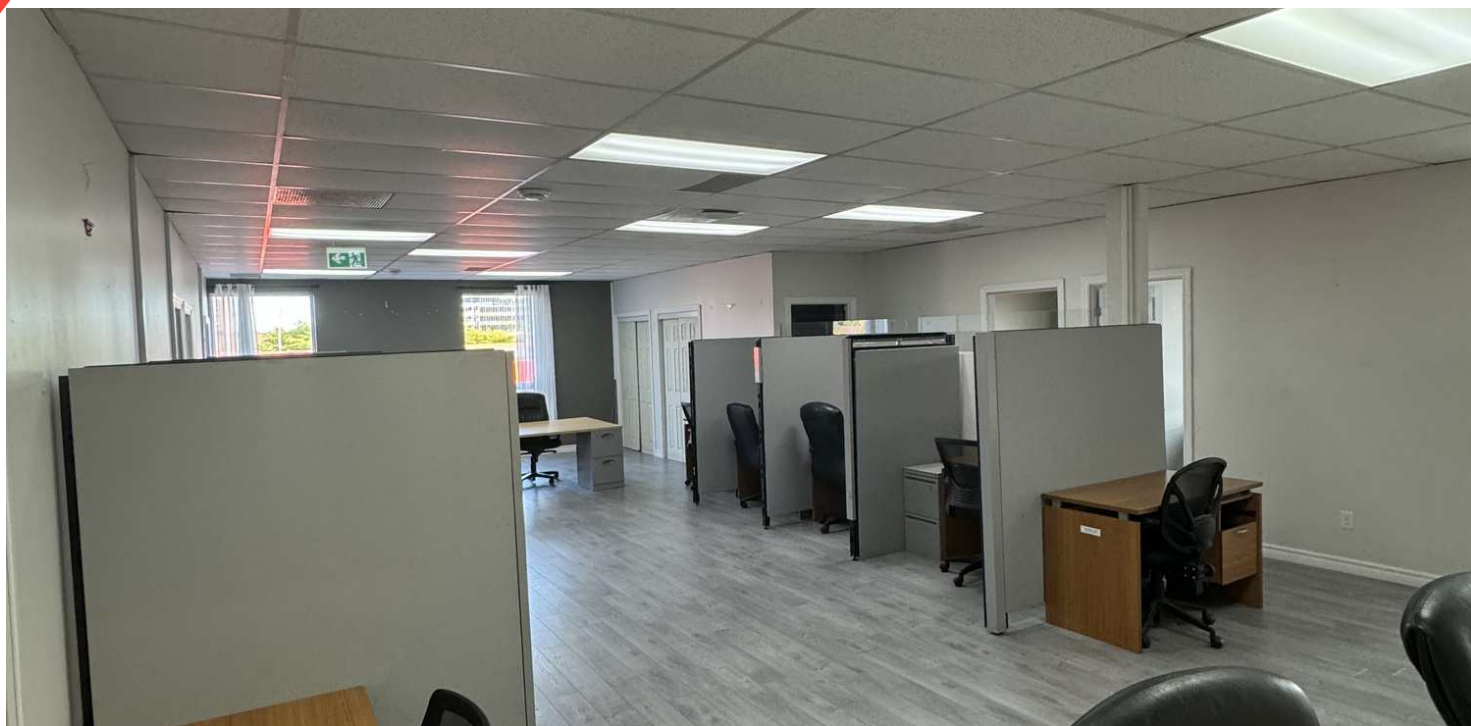
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Available Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 2 (Retail)	-	7,137 SF	NNN	\$25.00 SF/yr	Additional Rent Approx. \$14.48 PSF
Suite 18 (Office)	Available	1,267 SF	NNN	\$15.00 SF/yr	Additional Rent Approx. \$13.91 PSF
Suite 19 (Office)	Available	612 SF	NNN	\$15.00 SF/yr	Additional Rent Approx. \$13.91 PSF
Suites 20 & 21 (Office)	Available	2,184 SF	NNN	\$15.00 SF/yr	Additional Rent Approx. \$13.91 PSF
Suites 18-21 (Office)	Available	4,063 SF	NNN	\$15.00 SF/yr	Additional Rent Approx. \$13.91 PSF

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Floor Plan - Office Suites 20 & 21

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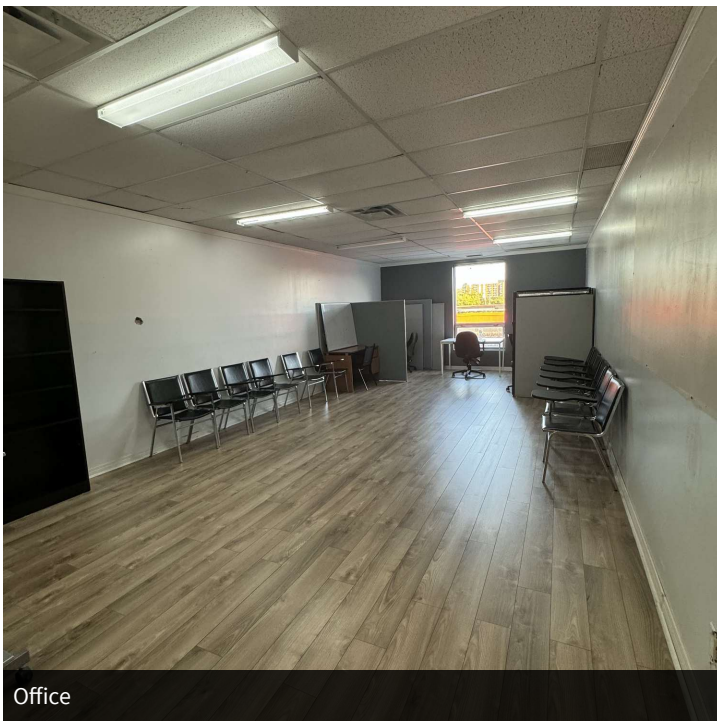
Additional Photos



Office



Office



Office



Office

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Retailer Map



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