

EMERALD PLAZA – SUITE 510

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: | 3,116 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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MERKBURN HOLDINGS LTD.

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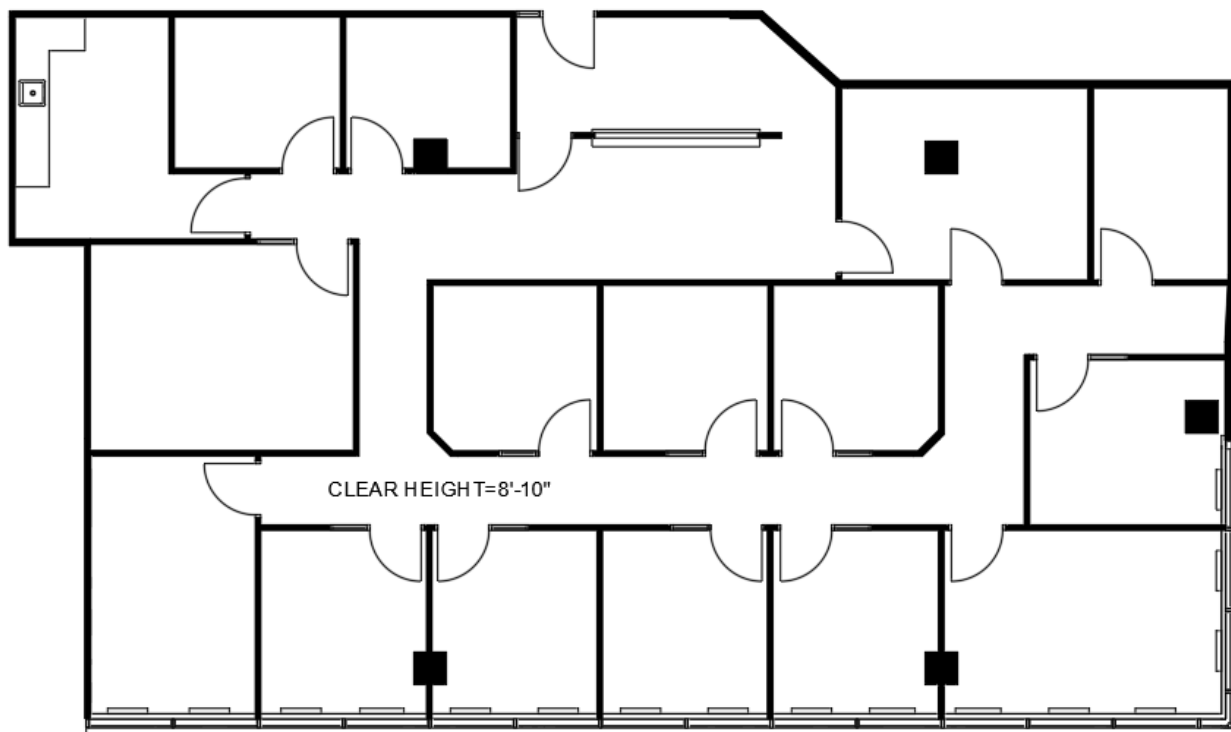
FOR LEASE

1547 MERIVALE ROAD

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SUCCESS IS WITHIN US



3,116 SF



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