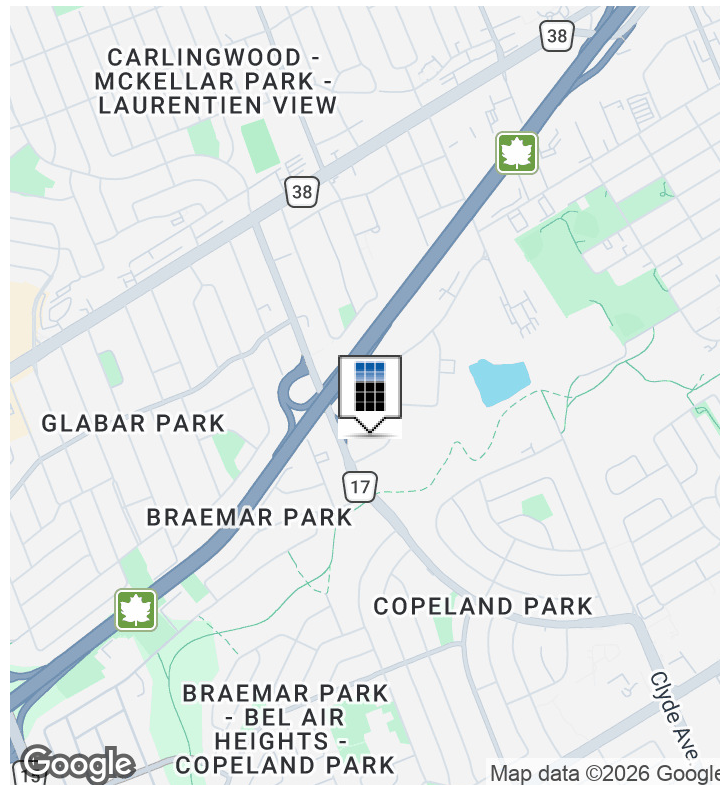


# 1827 WOODWARD DRIVE – SUITE 302

OTTAWA, ON K2C 0P9



## OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Additional Rent:	\$14.70 SF / yr
Building Size:	15,055 SF
Available SF:	2,158 SF
Year Built:	1969
Renovated:	2020
Zoning:	IL H(14)
Market:	Ottawa
Submarket:	West Ottawa

## PROPERTY OVERVIEW

Introducing 1827 Woodward Drive, Ottawa – a prime commercial property that caters to modern business needs. With large windows bathing its interior in natural light, newly renovated washrooms, and common area stairwells, this space exudes a fresh, vibrant atmosphere. Its prime location offers easy access to public transit and Hwy 417 E&W, making commuting a breeze. The property provides on-site parking at a ratio of 2:1000 SF, ensuring convenient access for tenants and clients. In addition, businesses can enjoy the advantage of high-speed internet and WiFi with speeds of up to 1.5Gbps, as well as the opportunity to elevate their visibility with prominent pylon signage.

## PROPERTY HIGHLIGHTS

- – Large windows for abundant natural light
- – Newly renovated washrooms and common area stairwells
- – Direct access to public transit and Hwy 417 E&W
- – On-site parking available at a ratio of 2:1000 SF
- – Business internet with Advantage WiFi
- – Speeds up to 1.5Gbps
- – Pylon signage opportunities available



**STACEY KENNEY**

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

**MERKBURN HOLDINGS LTD.**

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

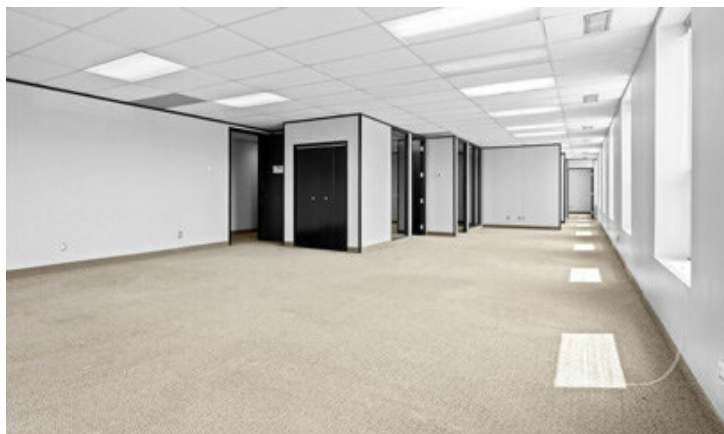
FOR LEASE

# 1827 WOODWARD DRIVE

OTTAWA, ON K2C 0P9



SUCCESS IS WITHIN US



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

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

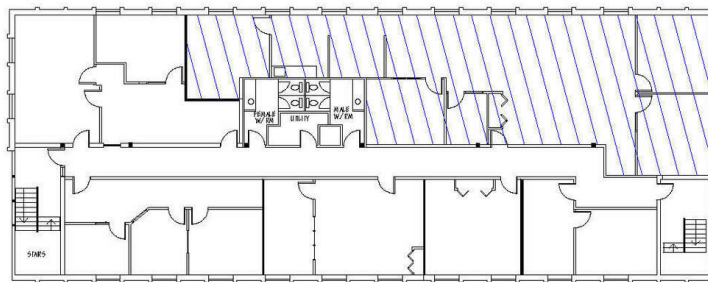
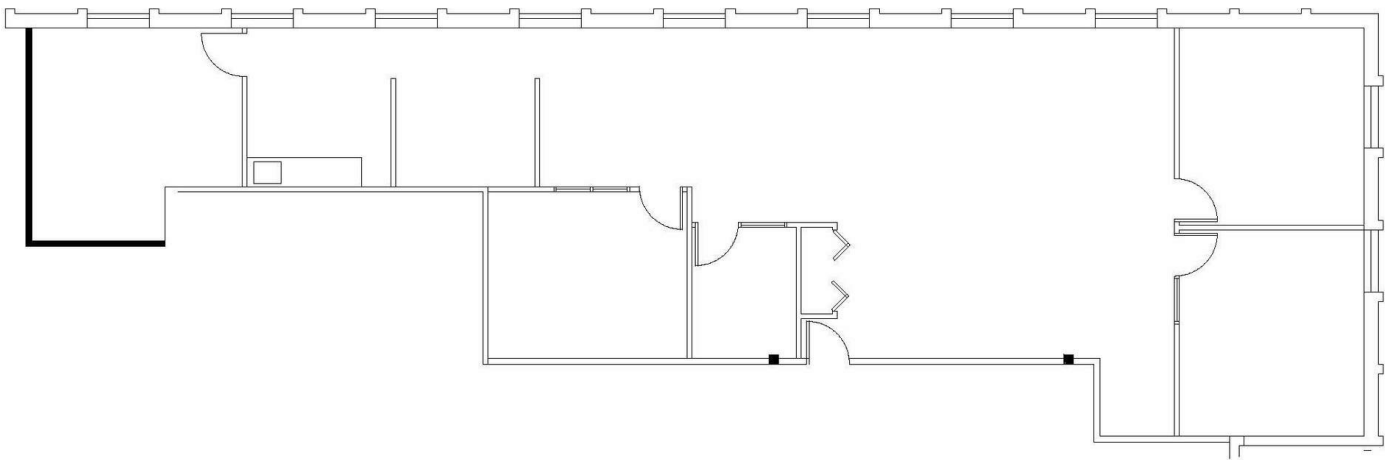
FOR LEASE

# 1827 WOODWARD DRIVE

OTTAWA, ON K2C 0P9



SUCCESS IS WITHIN US



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

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