

300 MIWATE PRIVATE

FOR LEASE



300 MIWATE PRIVATE

OTTAWA, ON K1R 0E8

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Welcome to Zibi, the Waterfront City, a vibrant 34-acre urban community in the heart of the National Capital Region. Situated on Chaudière Island at the shores of the Ottawa River, this new urban oasis is one of the most sustainable and trendy neighbourhoods in Ottawa. The area is characterized by a mix of residential and commercial spaces, attracting a wide range of individuals and businesses that will grow to include 5,000+ residents and 6,000+ office workers.

300 Miwate Private provides opportunities to front on Head Street Square or Chaudière Private. Tenants benefit from being connected to approximately 330+ residents in the apartment building above. Ideally located for a cafe, yoga/fitness studio, clothing store, jewelry boutique, hair or nail salon, spa or restaurant. Zibi will be a place where leisure, entertainment and recreation will be seamlessly integrated.

PROPERTY HIGHLIGHTS

- All suites available immediately
- Underground parking available for tenants and visitors
- Highly accessible by foot, bike, car, bus or O-Train (10 minute walk to Pimisi LRT Station)
- Mixed-Use Downtown zoning (MD5)
- Unrivaled waterfront location, rich in cultural heritage and history
- Minutes from downtown Ottawa, LeBreton Flats, Parliament and downtown Hull
- Zero-carbon emission community

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AVAILABLE SPACES

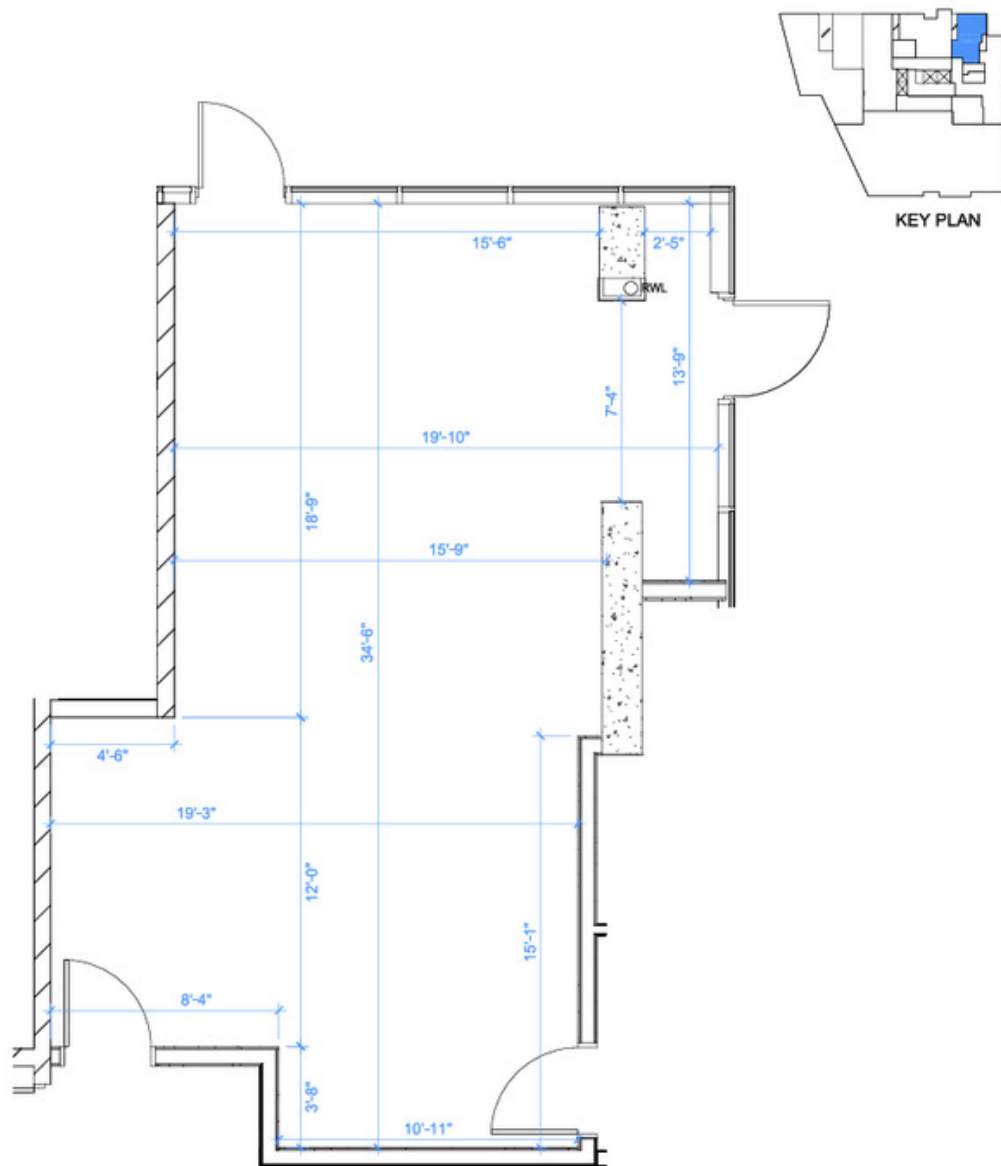
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	708 SF	NNN	Contact Zinati Realty	Additional Rent approx. \$15.80 + HST. Utilities extra.
Suite B	Available	2,521 SF	NNN	Contact Zinati Realty	Additional Rent approx. \$15.80 + HST. Utilities extra.
Suite C	Available	6,250 SF	NNN	Contact Zinati Realty	Additional Rent approx. \$15.80 + HST. Utilities extra.

Suites B and C can be combined for a total of approx. 8,771 sq ft.

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FLOOR PLAN - SUITE A



GROSS LEASABLE AREA = 708 SF

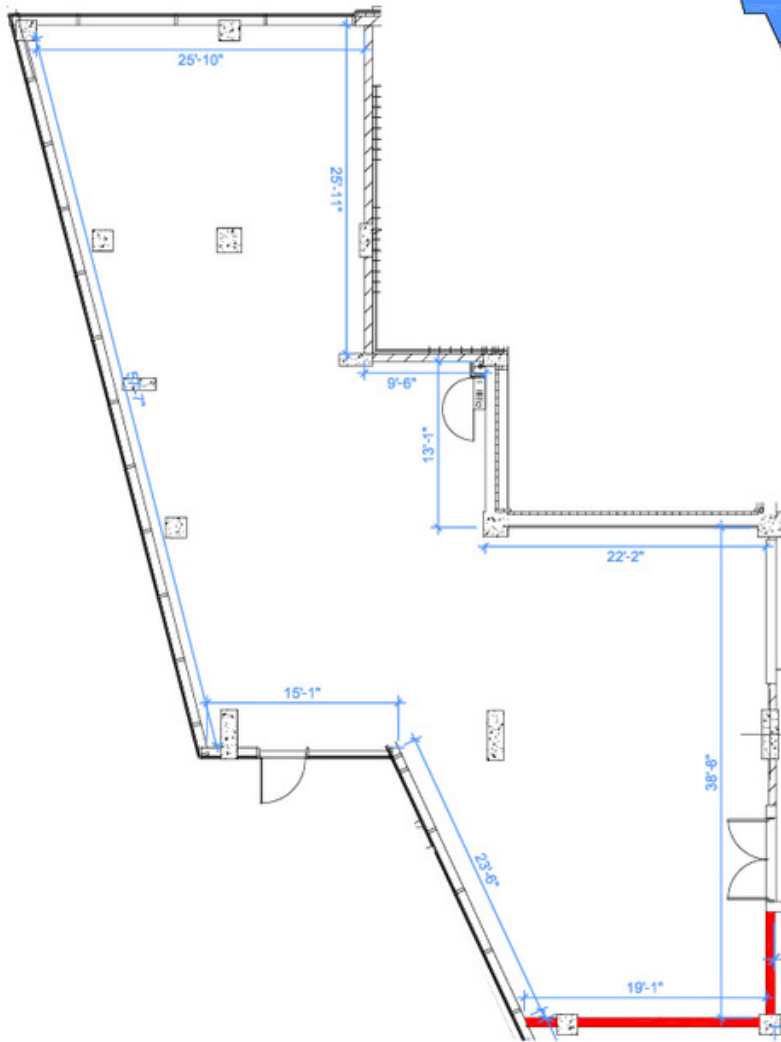
ABOVE INFORMATION ESTABLISHED ACCORDING
TO ANSI/BOMA Z65.5 2010, RETAIL BUILDINGS:
STANDARD METHODS OF MEASUREMENT

0 5 15 FT.

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FLOOR PLAN - SUITE B



KEY PLAN



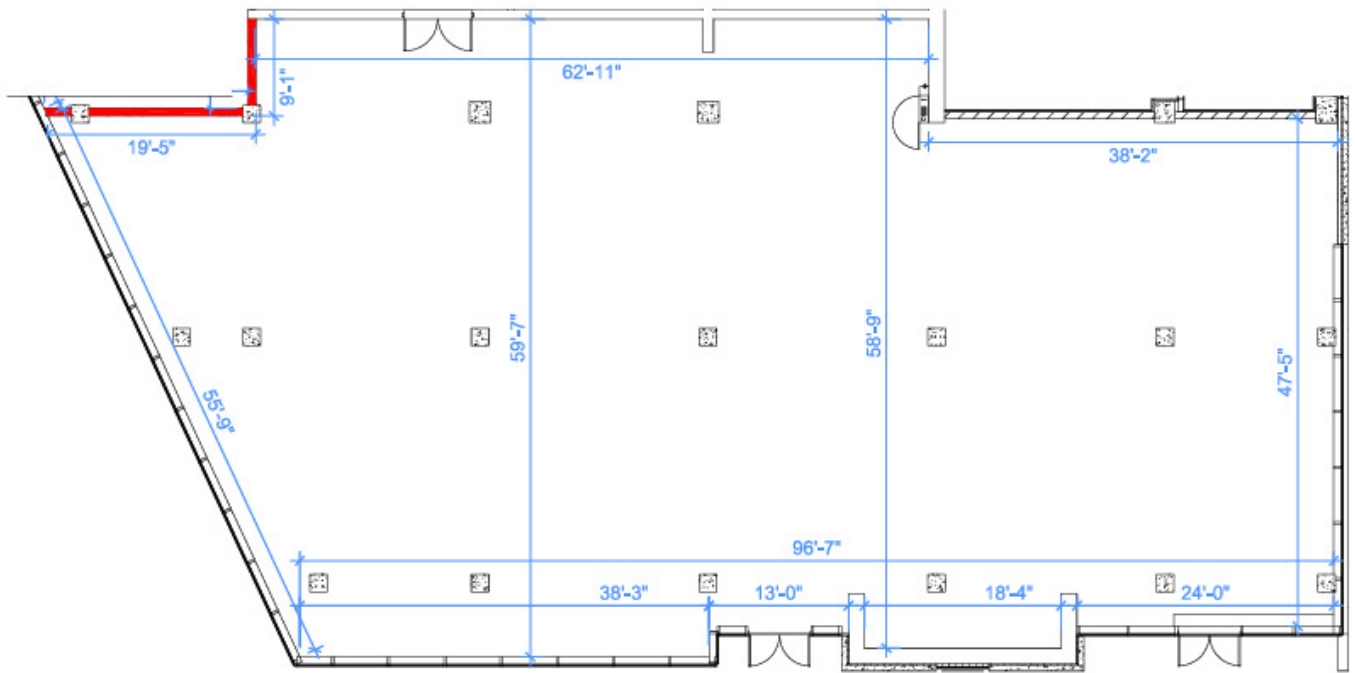
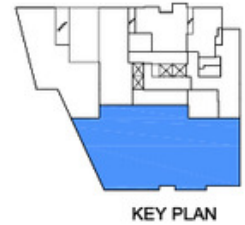
GROSS LEASABLE AREA = 2,521 SF

ABOVE INFORMATION ESTABLISHED ACCORDING
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FLOOR PLAN - SUITE C



DEMISING WALL

0 10 50 FT.

GROSS LEASABLE AREA = 6,250 SF

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PHOTOS



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MAP



TRUST

ZINATI REALTY

For more information or to schedule a tour,
please contact one of the representatives below:

JOHN ZINATI

Broker of Record

613-880-4106

john@zinatirealty.com

TANYA WOLFGRAM

Sales Representative

613-447-2205

tanya@zinatirealty.com

ZINATI REALTY

COMMERCIAL BROKERAGE

92 Centreponte Drive

Ottawa, ON, K2G 6B1

613-853-4106

info@zinatirealty.com