

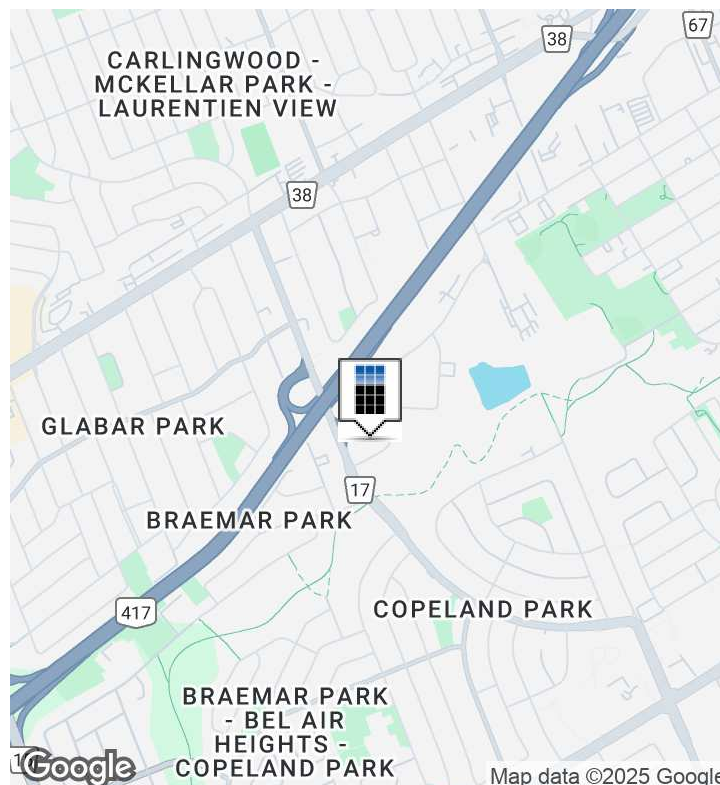
FOR LEASE



SUCCESS IS WITHIN US

1827 WOODWARD DRIVE – SUITE 302

OTTAWA, ON K2C 0P9



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Additional Rent:	\$14.03 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 available
- – Pylon signage opportunities available



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MERKBURN HOLDINGS LTD.

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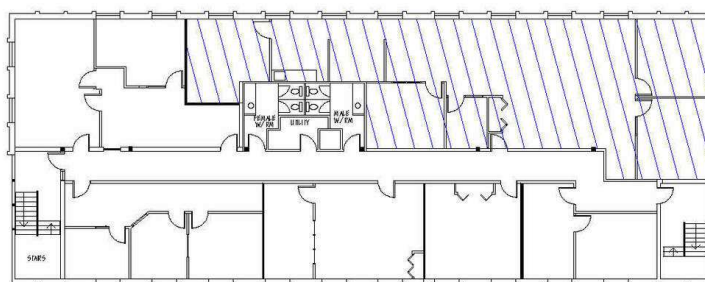
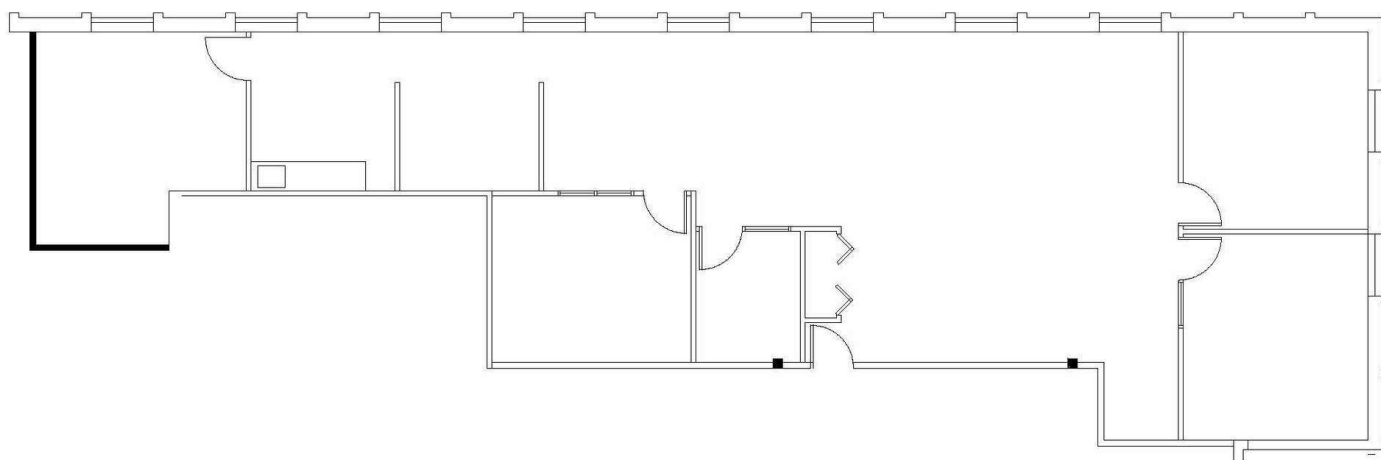
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