

# EMERALD PLAZA

1547 MERIVALE ROAD 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:	2,305 - 12,216 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
- Modern and professional building design
- Accessible by public transit for easy commuting
- Spacious and bright interior layouts
- Professionally managed property for peace of mind
- Parking Ratio 4:1000
- Building Hours are 6:30 a.m. to 8:00 p.m. & weekends are 9:00 a.m. to 8:00 p.m



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FOR LEASE



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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,305 - 12,216 SF	Lease Rate:	\$16 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 205	Available	2,305 SF	NNN	\$16.00 SF/yr	Open concept
Suite 305	Available	6,886 SF	NNN	\$16.00 SF/yr	Open concept
Suite 400	Available	5,645 SF	NNN	\$16.00 SF/yr	Multiple private offices, group work area, kitchen & boardroom
Suite 500	Available	9,100 - 12,216 SF	NNN	\$16.00 SF/yr	Fifth floor with great views, fifteen offices with group work area, boardroom, kitchen & reception
Suite 510	Available	3,116 - 12,216 SF	NNN	\$16.00 SF/yr	Fifth floor with a great view and six offices



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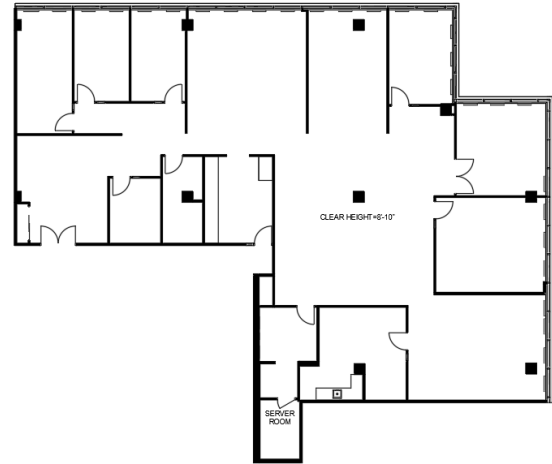
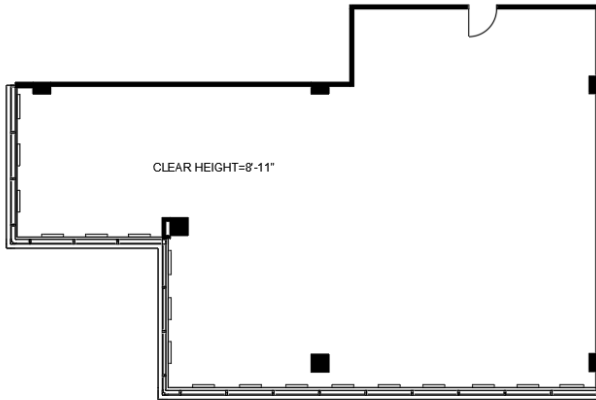
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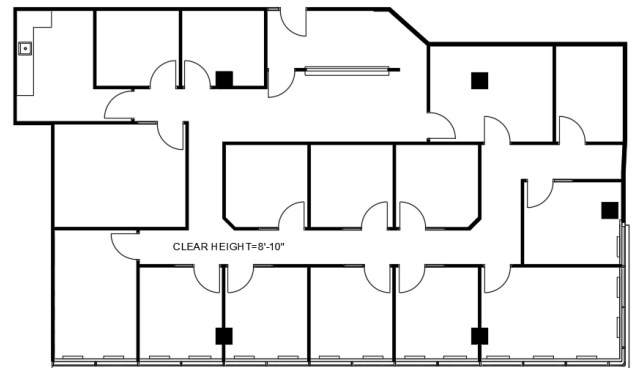
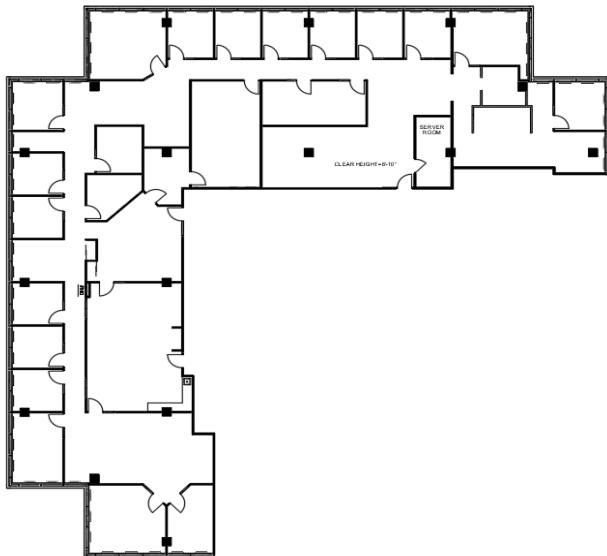
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Suite 205

Suite 400



Suite 500

Suite 510



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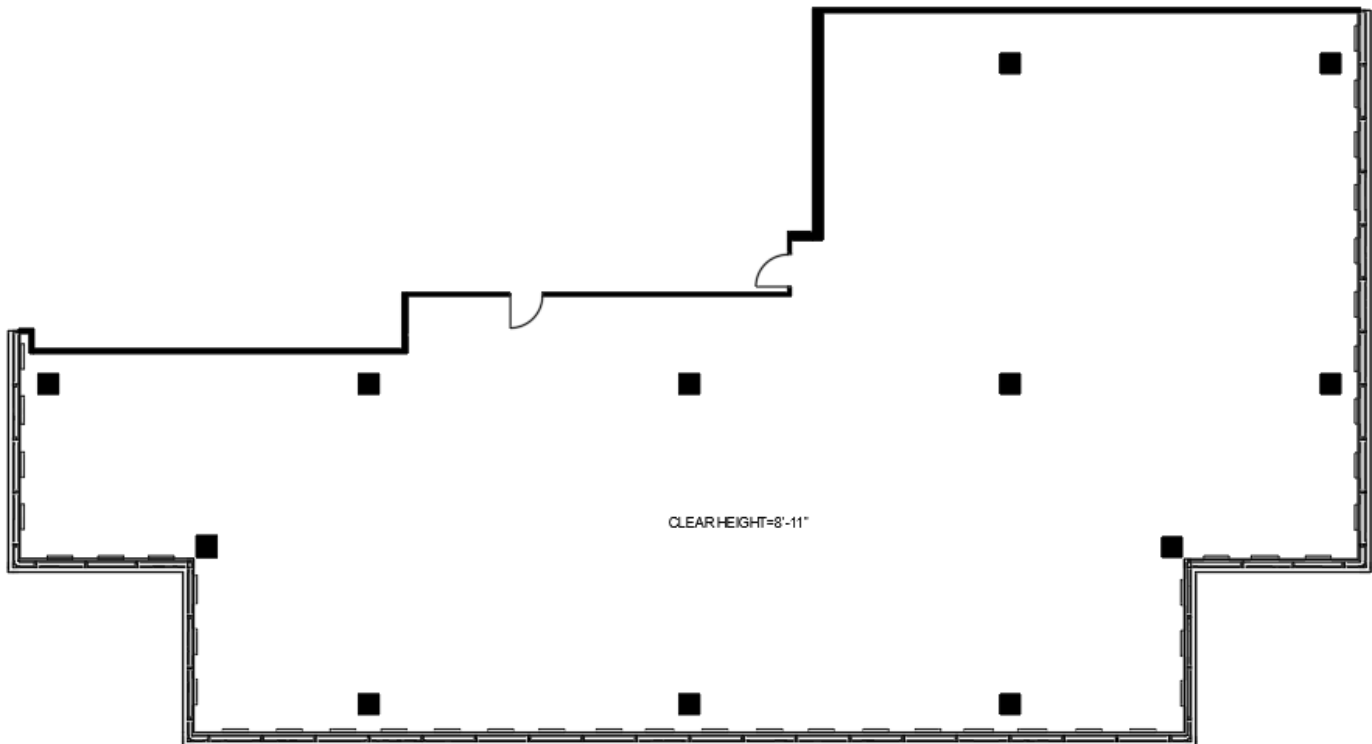
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Unit 305



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