

FOR LEASE

6150 HAZELDEAN ROAD

Ottawa, ON K2S 1B9



JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

LIZ POWELL

+1(613)915.5496

liz@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

RETAIL (Unit D)

Available SF:	955 SQ FT
Lease Rate:	\$37.00 SF/yr (NNN)
Additional Rent:	approx. \$17.10 PSF
Availability:	Immediately

OFFICE (Suite 201)

Available SF:	2,420 SQ FT
Lease Rate:	\$19.00 SF/yr (NNN)
Additional Rent:	approx. \$17.10 PSF
Availability:	Immediately

PROPERTY OVERVIEW

Retail and office space available for lease in the ever expanding Kanata/Stittsville area. This newly constructed commercial building includes many windows offering plenty of natural light, and is home to great tenants including Royal Oak Restaurant & Pub, Physiocare, Hazeldean Pharmacy, and Green Acres Family Dental. Prime retail unit with approx. 955 sq ft features an open area with a demised back storage/break area and sink. Second floor office space with approx. 2,420 sq ft is accessed by an elevator and provides an open workspace ready for a finishing touch. Excellent exposure and prominent signage opportunity on Hazeldean Road. Tenants benefit from neighbouring 172-unit retirement residence and large residential communities nearby.

PROPERTY HIGHLIGHTS

- Onsite parking available for clients and staff
- High traffic area
- Easy access to HWY 417
- Many great amenities nearby including Giant Tiger, The Glen Pub, Farm Boy, Sobey's, Tim Hortons, Starbucks, and much more
- Hydro extra

JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

LIZ POWELL

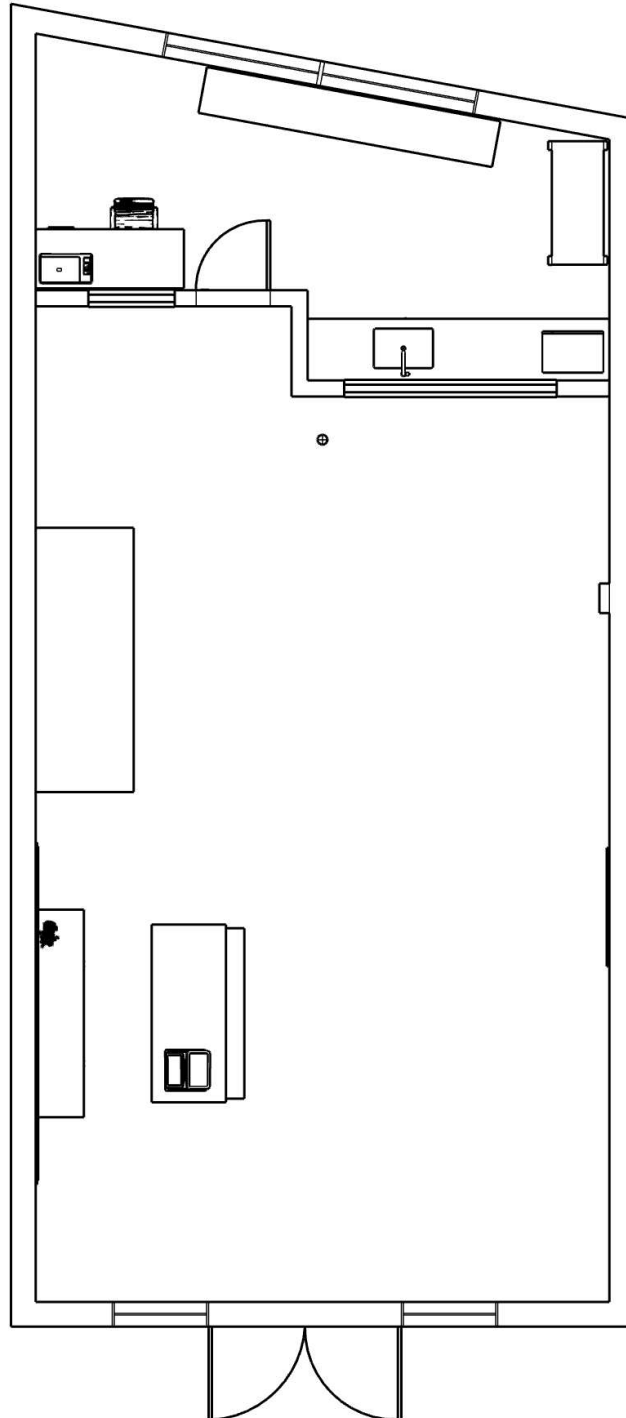
+1(613)915.5496

liz@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

6150 HAZELDEAN ROAD
OTTAWA, ON K2S 1B9

Floor Plan - Unit D (Retail)



JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

LIZ POWELL

+1(613)915.5496

liz@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

ZINATI
REALTY
COMMERCIAL BROKERAGE

6150 HAZELDEAN ROAD
OTTAWA, ON K2S 1B9

Additional Photos - Unit D (Retail)



JOHN ZINATI
+1(613)880.4106

john@zinatirealty.com

LIZ POWELL
+1(613)915.5496

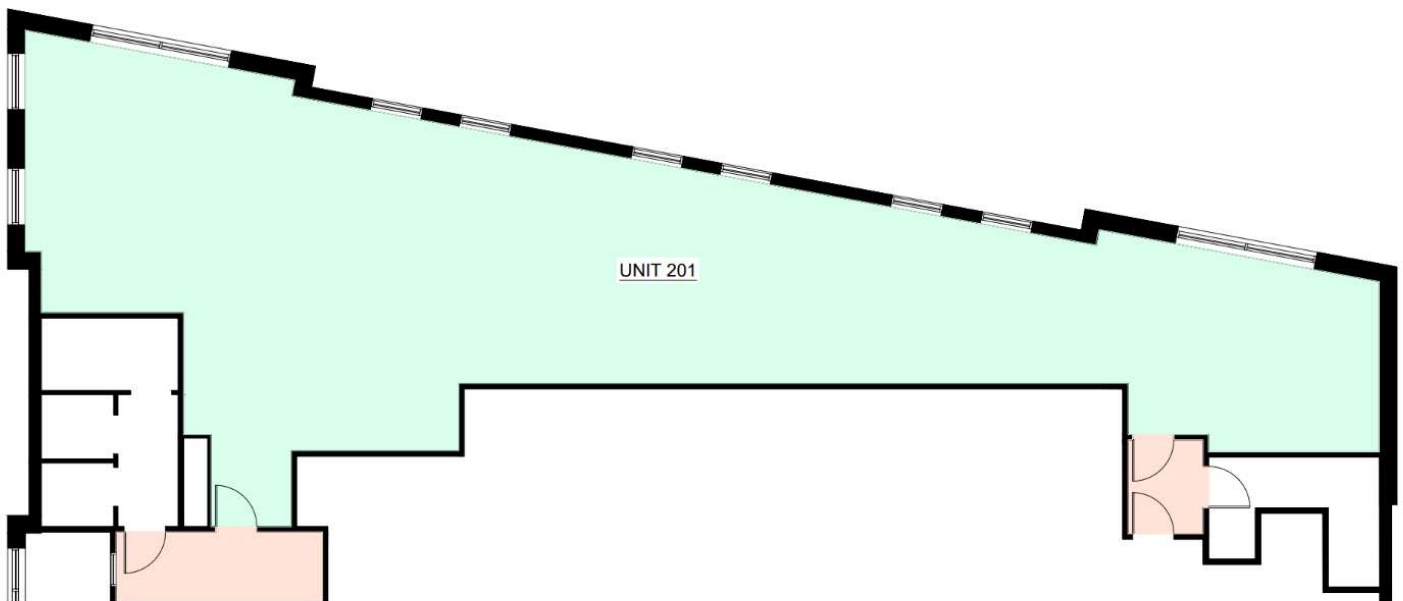
liz@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

ZINATI
REALTY
COMMERCIAL BROKERAGE

6150 HAZELDEAN ROAD
OTTAWA, ON K2S 1B9

Floor Plan - Suite 201 (Office)



JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

LIZ POWELL

+1(613)915.5496

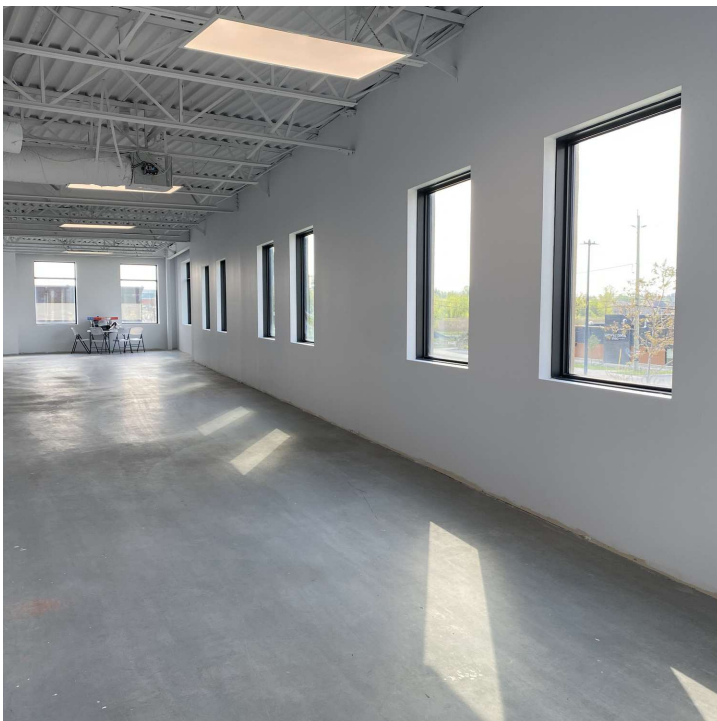
liz@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

 **ZINATI**
REALTY
COMMERCIAL BROKERAGE

6150 HAZELDEAN ROAD
OTTAWA, ON K2S 1B9

Additional Photos - Suite 201 (Office)



JOHN ZINATI
+1(613)880.4106

john@zinatirealty.com

LIZ POWELL
+1(613)915.5496

liz@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

ZINATI
REALTY
COMMERCIAL BROKERAGE

6150 HAZELDEAN ROAD

OTTAWA, ON K2S 1B9

Retailer Map



JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

LIZ POWELL

+1(613)915.5496

liz@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

ZINATI
REALTY
COMMERCIAL BROKERAGE