



### Space Availability

+/- 667 sf to 5,029 sf

### Occupancy

Immediately

### Lease Term

60-120 months

### Asking Net Rent (Year 2024)

\$18.00 psf (office)

\$30.00 psf (retail)

### Additional Rent (2023 estimates)

\$18.90 psf

### Get more information

#### Giorgio DiNardo

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### Space Highlights

- Bright, professional, office space
- Located at the Merivale Professional Centre
- Building has conference room, fitness room and onsite showers
- Ample onsite parking available
- Signage opportunities
- Many amenities onsite and within close proximity to Merivale Road
- Minutes from Highway 417 and accessible to public transit

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# Property Overview

## Office and retail space for lease

1580 Merivale Road, Ottawa, ON

Address: 1580 Merivale Road

Year Built: 1976

Building Size: 42,179 sf

Rentable Area:

Unit 17* (Retail)	divisible :2,650 sf 1,800 sf
Unit 208	2,033 sf
Unit 210	667 sf
Unit 504 Can be subdivided	5,029 sf

Net Rent: \$18.00 psf  
\*\$30.00 psf

Additional Rent: \$18.90 psf

Available: Immediately  
\*April 15, 2024



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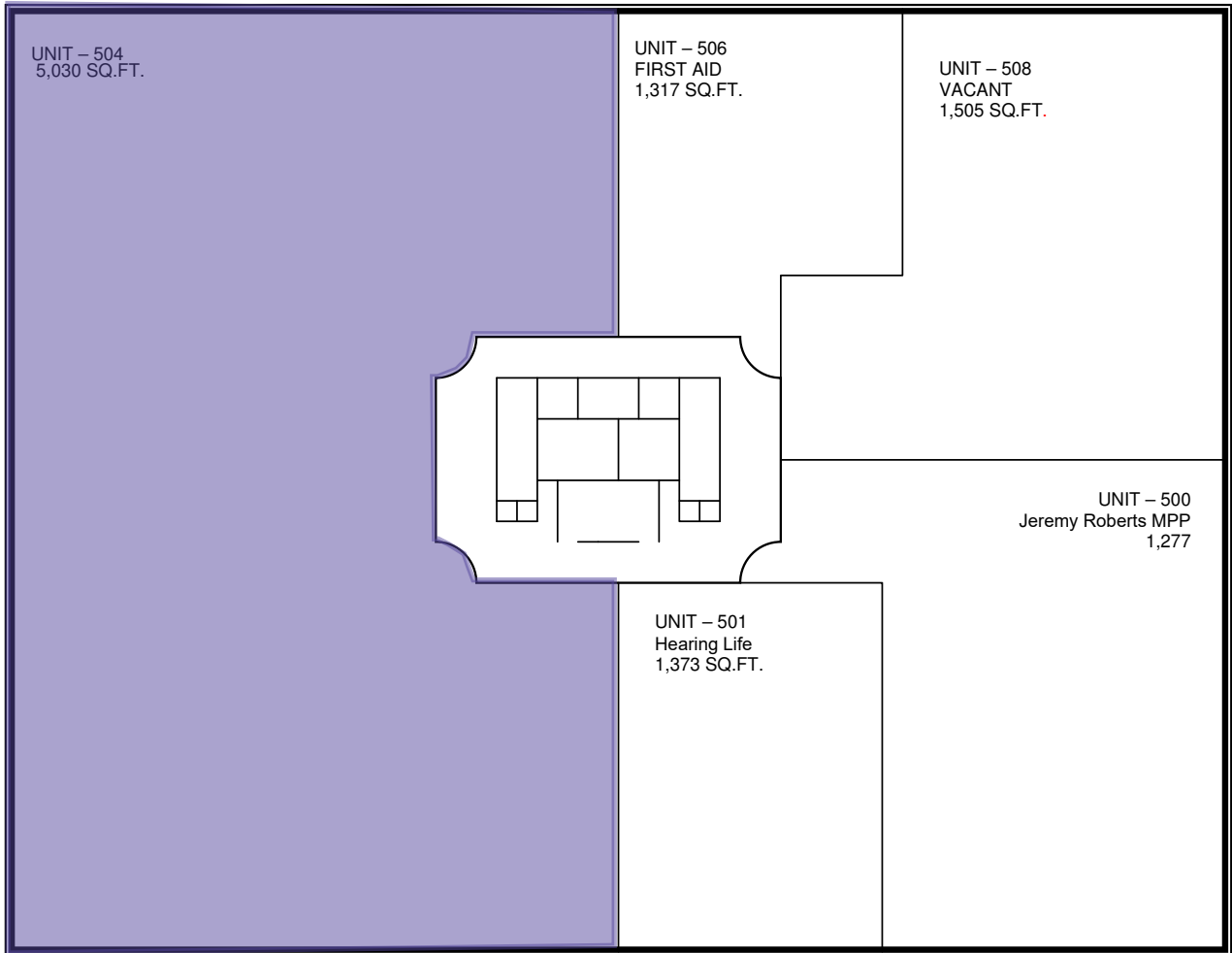
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# Floorplan

# Office and retail space for lease

1580 Merivale Road, Ottawa, ON

## Unit 504



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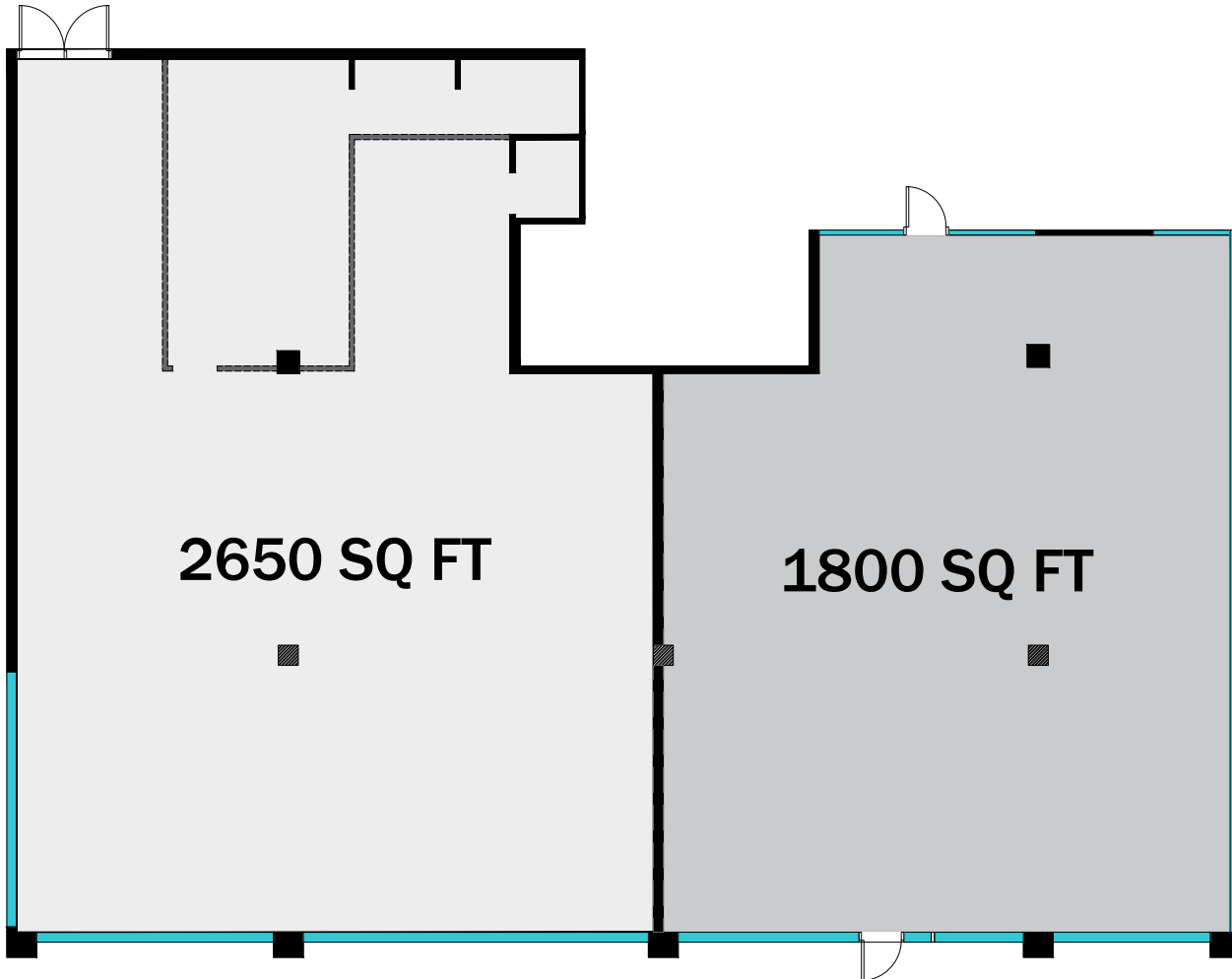
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# Floorplan

## Office and retail space for lease

1580 Merivale Road, Ottawa, ON

### Unit 17 - Divisible 1,800 - 2650 sf



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# Gallery

# Office and retail space for lease

1580 Merivale Road, Ottawa, ON



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# Map

# Office and retail space for lease

1580 Merivale Road, Ottawa, ON



Map data ©2023 Google



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# Location Overview

## Office and retail space for lease

1580 Merivale Road, Ottawa, ON



Demographics  
5km Radius



Total  
Population

**183,706**



Average  
Household Size

**2.3**



Average  
Age

**42.9**



Average Household  
Income

**\$121,048.94**



Annual Household  
Expenditure

**\$10,317,934**

### Travel Distances

Highway 417 2.4 km | 5 mins

Downtown, Ottawa 10 km | 13 mins

Nepean, Ottawa 3 km | 8 mins

Kanata, Ottawa 16 km | 14 mins

Ottawa International Airport 12 km | 15 mins



**Bike Score**

**78**



**Walk Score**

**81**



**Transit Score**

**52**

### Get more information

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