

# 1050 MORRISON DRIVE – SUITE 302&303

OTTAWA, ON K2H 8K7



## OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Additional Rent:	\$15.94
Building Size:	49,998 SF
Available SF:	4,882 - 12,490 SF
Year Built:	1984
Renovated:	2005
Zoning:	IL3
Market:	Ottawa
Submarket:	Kanata

## PROPERTY OVERVIEW

Unleash your vision within this customizable shell space, offering limitless design possibilities. The property's prime location near public transit and HWY 417 provides unparalleled accessibility, while its modern building access system and wheelchair accessibility with elevators ensure a seamless experience for all. Embrace sustainability with energy-efficient LED lighting, enhancing both the environment and cost-effectiveness. With the added convenience of free surface parking (4:1000 SF) and the availability of pylon signage, this property delivers a complete package for businesses seeking a contemporary, adaptable, and strategically situated leasing opportunity in Ottawa.

## PROPERTY HIGHLIGHTS

- - Customizable shell space for design freedom
- - Prime location near public transit and HWY 417
- - Modern building access system
- - Wheelchair accessibility with elevators
- - Energy-efficient LED lighting
- - Free surface parking (4:1000 SF)
- - Availability of pylon signage



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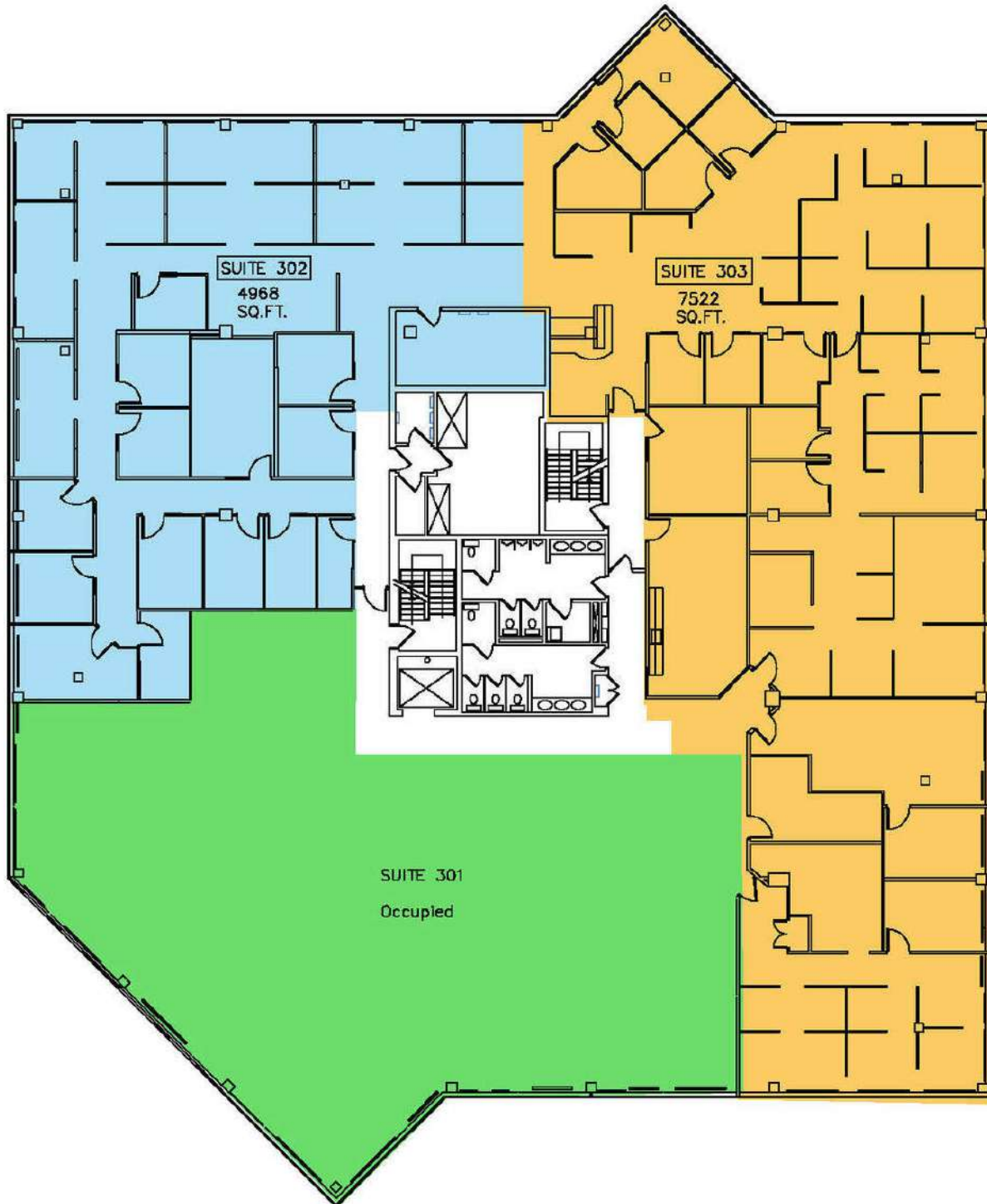
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