

FOR LEASE



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# EMERALD PLAZA

1547 MERIVALE ROAD OTTAWA, ON K2G 4V3



## OFFERING SUMMARY

|                  |                                                  |
|------------------|--------------------------------------------------|
| Lease Rate:      | \$16.00 SF/yr (NNN)                              |
| Additional Rent: | \$20.05 SF/yr - Office<br>\$13.13 SF/yr - Retail |
| 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
- - Well-appointed onsite amenities for convenience
- - Modern and professional building design
- - Accessible by public transit for easy commuting



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## LEASE INFORMATION

|              |                   |             |               |
|--------------|-------------------|-------------|---------------|
| Lease Type:  | NNN               | Lease Term: | Negotiable    |
| Total Space: | 2,305 – 12,216 SF | Lease Rate: | \$16.00 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 | 6,876 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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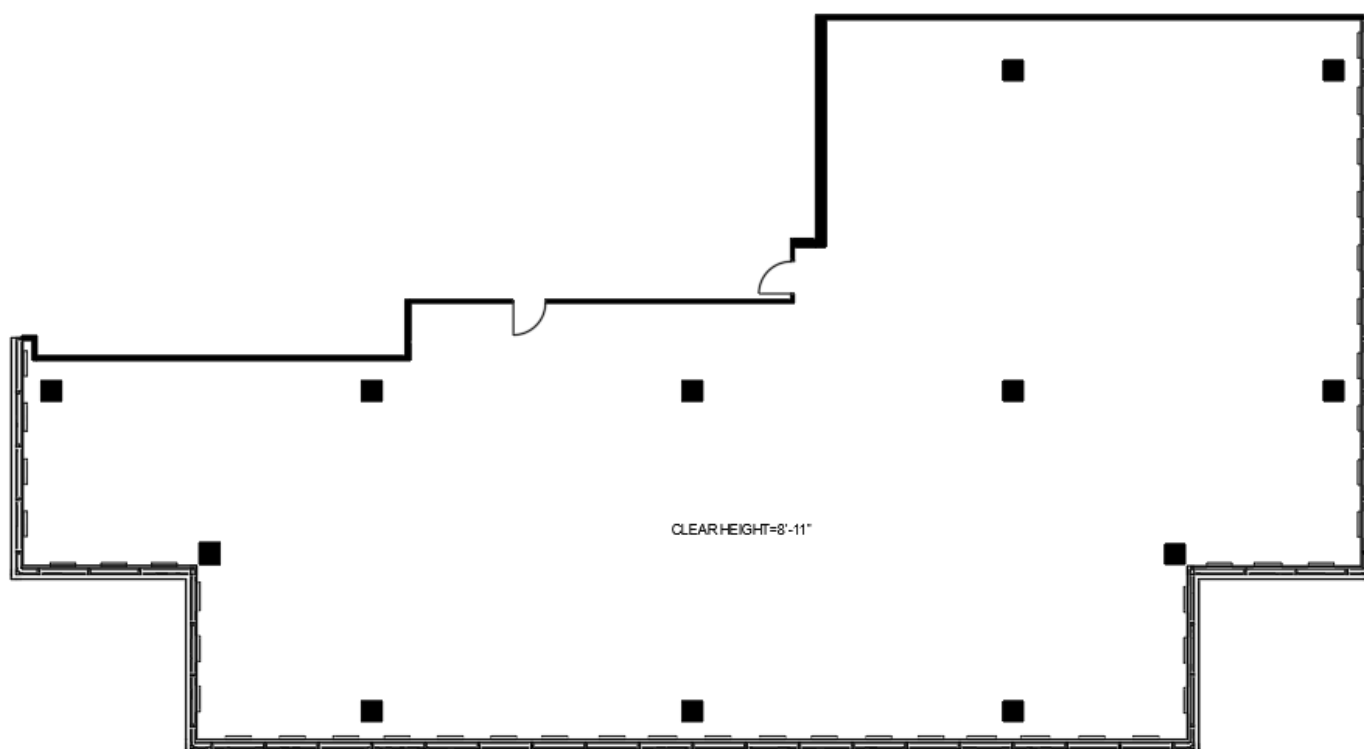
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Unit 305 - 6,876 SF



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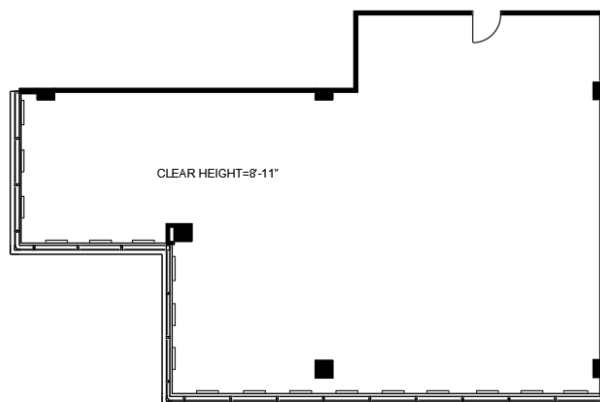
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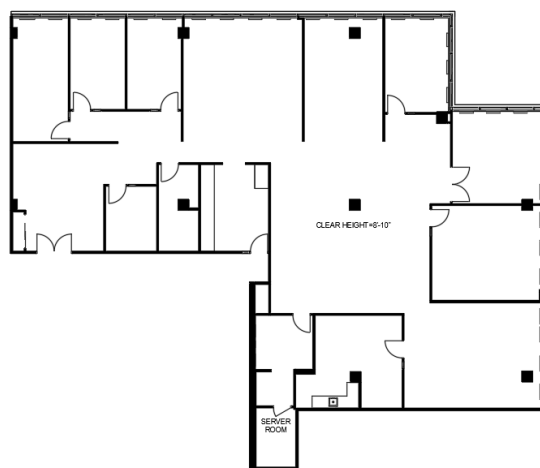
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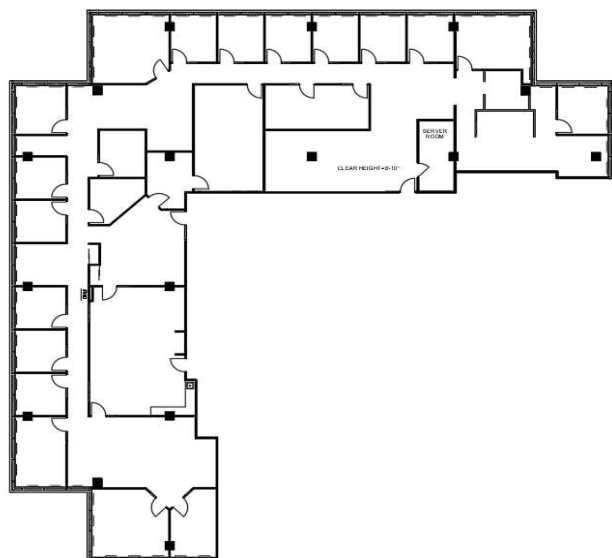
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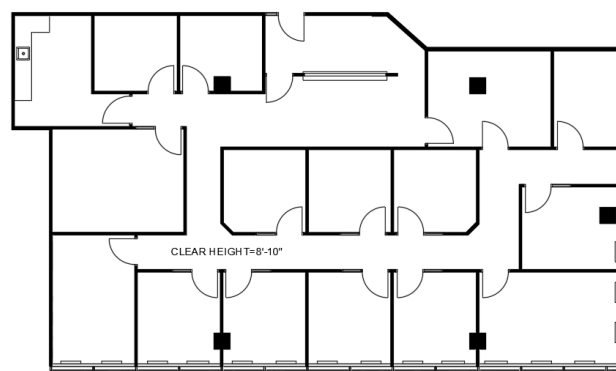
Suite 205 – 2,305 SF



Suite 400 – 5,645 SF



Suite 500 – 8,742 SF



Suite 510 – 2,908 SF



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