

VACANCY REPORT APRIL 2024

CDN GLOBAL (OTTAWA) LTD. 1419 Carling Avenue, suite 203 Ottawa, ON K1Z 7L6 613.695.0440

OFFICE RETAIL **INDUSTRIAL PROPERTIES** LAND **OTTAWA** FOR LEASE/SUBLEASE FOR LEASE/SUBLEASE FOR LEASE/SUBLEASE **FOR SALE** FOR SALE **TEAM** SIZE PROPERTIES RENTAL RATE **ADDITIONAL RENT COMMENTS FLYER** FOR SUBLEASE I 9.356 SF \$17.14/SF \$16.65 Second floor office space **Flyer** 6 Antares Drive, Phase III, #200 Until July 31, 2025 (Estimated for 2023) Includes reception, 2 boardrooms, Utilities and cleaning mix of open concept, private offices, MLS extra kitchen, etc. Recently renovated 1374492 Ample parking Fascia signage on building Furniture may be negotiated West Hunt Club exposure **Ben Zunder Philip Zunder** 613,725,7170 613,913,8858 **FOR LEASE I** Unit 132: Unit 132: Included in gross rent Located in Northwood Executive **Flyer** 43 Auriga Drive, Mini Offices 96 SF \$700+HST/month Centre within the Rideau Heights **Business Park** MLS Unit 133: Unit 133: Free parking 1383570 104 SF \$760+HST/month 24-hour key fob access with security system Unit 134: Unit 134: Common lunchroom/lounge 104 SF \$760+HST/month Small and large boardroom Access to small gym with shower Unit 135: Unit 135: **Philip Zunder Ben Zunder** 112 SF \$815+HST/month 613.725.7170 613.913.8858 \$2,400/month **FOR LEASE I** 1,200 SF Included in gross rent Open concept corner office **Flyer** Third floor office space 368 Dalhousie Street, Suite 300 (gross) Elevator access MLS In suite kitchenette and private 1377264 washroom Easily accessible off Highway 417 and via public transport **Philip Zunder Ben Zunder** 613,725,7170 613,913,8858 **FOR LEASE I** #3 - 1,209 SF \$14.00/SF \$18.87/SF includes Second floor office space **Flyer** 900 Greenbank Road utilities. Cleaning and Ample on-site parking light bulbs extra (2023 Corner of Greenbank & Larkin MLS Plaza anchored by Food Basics estimate) 1372065 Unit 3 - Available immediately Philip Zunder **Ben Zunder**





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OFFICE RETAIL **INDUSTRIAL PROPERTIES** LAND **OTTAWA** FOR LEASE/SUBLEASE FOR LEASE/SUBLEASE FOR LEASE/SUBLEASE **FOR SALE** FOR SALE **TEAM** PROPERTIES SIZE RENTAL RATE **ADDITIONAL RENT** COMMENTS 46,285 SF **NOW PRE-LEASING** Office: \$26.00/SF **Operating Costs:** Lusk Tower **Flyer** 120 Lusk Street, LUSK TOWER \$14.00/SF Medical & Professional Office Building Retail: \$40.00/SF Minimum 2 storeys with retail or restaurant on Divisibility: Lower: \$16.00/SF MLS around floor 1.000 SF 1355792 Located at the intersection of Strandherd Drive and Fallowfield Road, next to 416 **Ben Zunder Philip Zunder** 613,725,7170 613.913.8858 FOR LEASE I 1,200 SF \$3,500/month Included in Gross rent. Prime office location - Pinecrest at **Flyer** 2725 Queensview Drive, #501 Gross plus HST Phone and internet the Queensway extra Large dining area/meeting room MLS Six (6) breakout rooms 1372132 Lower-level space with ground level views Private secure entranceway Three (3) parking spots In-unit washroom **Ben Zunder Philip Zunder** 613.725.7170 613.913.8858 **FOR LEASE** 1.200 SF \$3.500/month Included in Gross rent. Prime office location - Pinecrest at **Flyer** 2725 Queensview Drive, #600 Gross plus HST Phone and internet the Queensway Office space includes 3 private extra **MLS** offices, kitchenette, dining area, open 1369328 3-piece washroom (shower) Parking located in front of unit Lower-level space with ground floor views **Ben Zunder** Philip Zunder 613.725.7170 613,913,8858 **FOR LEASE I** #202: 1,905 SF \$12.00/SF \$12.00/SF Second floor offices available **Flyer** 2255 St. Laurent Blvd. Triple Net Utilities included Large windows provide ample natural #203: 1,645 SF MLS (2024 estimate) *Can be combined light 1370386 for 3,550 SF Pylon signage on street 1370512 Elevator 1370517 #206: 2.564 SF Suites 202-203: Available #207: 2,114 SF immediately (kitchenette in suite) 1370522 Suite 206/207: Available immediately *Can be combined for 4.678 SF Philip Zunder **Ben Zunder** 613.725.7170 613,913,8858

RETAIL INDUSTRIAL LAND **OTTAWA OFFICE PROPERTIES** FOR LEASE/SUBLEASE FOR LEASE/SUBLEASE FOR LEASE/SUBLEASE FOR SALE FOR SALE TEAM **PROPERTIES** SIZE RENTAL RATE **ADDITIONAL RENT** COMMENTS \$14.00/SF to July 31, \$12.64/SF **FOR LEASE** Entire 6th floor available, can be split **Flyer** Approximately 2725 Queensview Drive, #501 22,149 SF Plenty of natural light 2024 Immediate possession \$16.00/SF Aug 1, 2024 to July 31, 2028 Sublease expires July 31, 2028 Located close to the Queensway Walking distance to Tremblay LRT



Station

Space can be split

Philip Zunder Ben Zunder

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OFFICE RETAIL **INDUSTRIAL PROPERTIES** LAND **OTTAWA** FOR LEASE/SUBLEASE FOR LEASE/SUBLEASE FOR LEASE/SUBLEASE **FOR SALE** FOR SALE **TEAM** PROPERTIES SIZE RENTAL RATE **ADDITIONAL RENT** COMMENTS FLYER \$46.47/SF FOR LEASE ASSIGNMENT 3.957 SF **TBD** Fixtured Restaurant available for **Flyer** 10 ByWard Market Square Total (net) Lease Assignment Purchase Price: \$300,000 MLS 3.449 SF Fully built-out kitchen 1376391 Renovated school bus inside (restaurant) converted to seating area 415 SF Patio area in front of restaurant (basement storage) **Philip Zunder Ben Zunder** 613,725,7170 613.913.8858 FOR LEASE Approximately \$15.00/SF \$10.00/SF Previously YMCA **Flyer** (Estimated for 2024) 265 Centrum Boulevard 8.405 SF (rentable) Large rectangular pool and a smaller usable shallow pool, upper deck viewing MLS area, changing rooms, showers, remaining 1372194 lockers, sauna, etc. (12,291 SF High ceilings with clear column Ample parking rentable) TI Available (Landlord will install flooring over the pool) **Philip Zunder Ben Zunder** 613.725.7170 613.913.8858 \$30.00/SF \$14.00/SF **FOR LEASE** Approximately Suitable for any type of retail **Flyer** 335 Cumberland Street, Unit 1 (Estimated for 2024) 1.355 SF business Situated in Ottawa's ByWard Market MLS Previously tenanted by a hair salon. 1371824 and a convenience store Plumbing exists for four (4) hair washing stations SNACH TOWN Three (3) large windows showcasing interior **Philip Zunder Ben Zunder** 613.725.7170 613.913.8858 **FOR LEASE** 1,070 SF \$25.00/SF Operating Costs: Located in Blackburn Shoppes **Flyer** 2640 Innes Road, Unit B8 \$15.47/SF (Blackburn Hamlet) Plaza is anchored by Metro, Shoppers MLS Drug Mart, Dollarama, Bank of plus utilities 1380255 YOUR SIGN FIERE Montreal, Tim Hortons, Subway Ample free parking Available immediately

Philip Zunder Ben Zunder 613.725.7170 613.913.8858



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OFFICE RETAIL FOR LEASE/SUBLEASE

INDUSTRIAL FOR LEASE/SUBLEASE **PROPERTIES** FOR SALE

LAND FOR SALE **OTTAWA** TEAM

PROPERTIES	SIZE	RENTAL RATE	ADDITIONAL RENT	COMMENTS	FLYER
NOW PRE-LEASING 120 Lusk Street, LUSK TOWER	46,285 SF Minimum Divisibility: 1,000 SF	Office: \$26.00/SF Retail: \$40.00/SF Lower: \$16.00/SF	Operating Costs: \$14.00/SF	 Lusk Tower Medical & Professional Office Building 2 storeys with retail or restaurant on ground floor Located at the intersection of Strandherd Drive and Fallowfield Road, next to 416 Philip Zunder	Flyer MLS 1355792 Ben Zunder
FOR LEASE 150 Marketplace Avenue, Unit 1	Approximately 5,737.24 SF	\$35.00/SF Est. Possession, Second Quarter 2024	\$15.00/SF (2023 Estimated)	 Ground floor retail space to lease in Barrhaven's newest residential tower Restaurant potential Located just south of Strandherd and Longfield Drive. Retail already incudes Wellness Spa, Pharmacy/ Walk -In clinic, Optical Shop 	613.913.8858 Flyer MLS 1365706
				<u>Philip Zunder</u> 613.725.7170	Ben Zunder 613.913.8858
FOR LEASE 471 Terry Fox Drive	Only 2 units left: Unit 50: 2,323.5 SF (can be split) Unit 80: 1,200.5 SF	\$37.00/SF (starting)	\$15.00/SF (estimated) plus utilities	 Now available for occupancy Shell Canada anchor Current tenants include Dental office, sandwich shop, nail salon, hair salon, Red Swan Pizza, Turkish Kebab House, Pharmacy, Anytime Fitness, Mathnasium, and Lokma 	Flyer MLS 1372611 1372661 Drone Footage
				Philip Zunder 613.725.7170	Ben Zunder 613.913.8858

OFFICE LAND RETAIL **INDUSTRIAL PROPERTIES OTTAWA** FOR LEASE/SUBLEASE FOR LEASE/SUBLEASE FOR LEASE/SUBLEASE **FOR SALE** FOR SALE **TEAM** SIZE PROPERTIES RENTAL RATE **ADDITIONAL RENT COMMENTS FOR LEASE I** Unit 1: Unit 1: Included in Rental Rate Near the major intersection of Heron 2437 Kaladar Avenue, Unit 1, 3 & 4 6,664.69 SF \$16.00/SF Rd. and Bank St. Located in Heron Park

Unit 3:

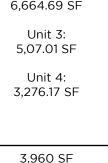
\$15.00/SF

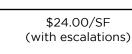
Unit 4:

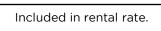
\$14.00/SF

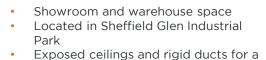
(with escalations)











Versatile and functional space

Ample parking at side and rear of

suitable for light industrial

Units 3&4 can be combined

Heigh ceilings

building

- contemporary showroom look Great exposure and signage opportunity from Innes Road
- Double door at rear



Approximately 189,000 SF (4.34 AC)

Can be subdivided into 1-acre minimum parcels

\$0.75/SF (with escalations) To be verified.

- Outdoor storage land
- Approx. 300 ft. frontage on Mitch Owens Road
- Zoning: RC3[195r] Rural Commercial
- Land is flat and partially cleared, sublandlord will consider improving the land for an extra charge Near where Albion Rd. meets Mitch
 - Owens Rd.

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FLYER

Flyer

MLS

1385044

1385046

1384855

Ben Zunder

613,913,8858

Flyer

MLS

1373915

Ben Zunder

613.913.8858

Flyer

MLS

1378991

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OFFICE INDUSTRIAL LAND **OTTAWA RETAIL PROPERTIES** FOR LEASE/SUBLEASE FOR LEASE/SUBLEASE FOR LEASE/SUBLEASE FOR SALE TEAM SIZE SALE PRICE PROPERTY TAXES COMMENTS FLYER PROPERTIES 13,785 SF FOR SALE \$7,500,000 \$59,241.24 (2023) Located near the intersection of **Flyer** 1280 Baseline Rd/1440 Merivale Rd (Building) Merivale Road and Baseline Road Road access from both sides 28,750 SF Zoning: AM10[2217] Arterial Main (Land Size) Street Income (2023): \$325,275.50 Existing tenants include Sushi Kan,

Haha KTV, Alpine Tradeshows Inc.

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CDNGLOBAL®

OTTAWA TEAM

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The above particulars are submitted to the best of our knowledge and are subject to change without notice. CDN GLOBAL (OTTAWA) LTD, does not assume responsibility for any errors or omissions.

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