

FOR LEASE

CDNGLOBAL[®]

1239-1241 NEWMARKET STREET

UNITS 8 & 9 | OTTAWA, ON



LEASE DETAILS

TOTAL SQ.FT. AVAILABLE 6,481 sq.ft.

BREAKDOWN 1239 Newmarket, #8 – 3,964 sq.ft.
1241 Newmarket, #9 – 2,517 sq.ft.

NET RENTAL RATE \$14.00 per sq.ft.

OPERATING COSTS & TAXES \$6.05 per sq.ft. for year ending December 31, 2023 (Utilities extra)

PARKING Unreserved

LOADING 3 Grade level doors

POWER 3 Phase
600 Volts, 30 KVA, 200/225 Amps

AVAILABILITY On or about April 1, 2023



PROPERTY DETAILS

Approximately 6,481 sq.ft. of warehouse and office space available in the east end of Ottawa within close proximity of the Queensway.

Unit 8 is approximately 3,964 sq.ft. of office space over two floors completely renovated in 2019. The ground floor includes three enclosed offices, full kitchen/break room, reception area, open work area, one washroom and a built-in file area. The second floor has three enclosed offices, boardroom, open work area, kitchenette and one washroom.

Unit 9 is 2,517 sq.ft. of warehouse space plus approximately 500 sq.ft. of second floor mezzanine space which can be used for storage. The unit includes two washrooms, four man doors, cameras and an alarm infrastructure in place.

Units to be leased together.

DEMOGRAPHICS

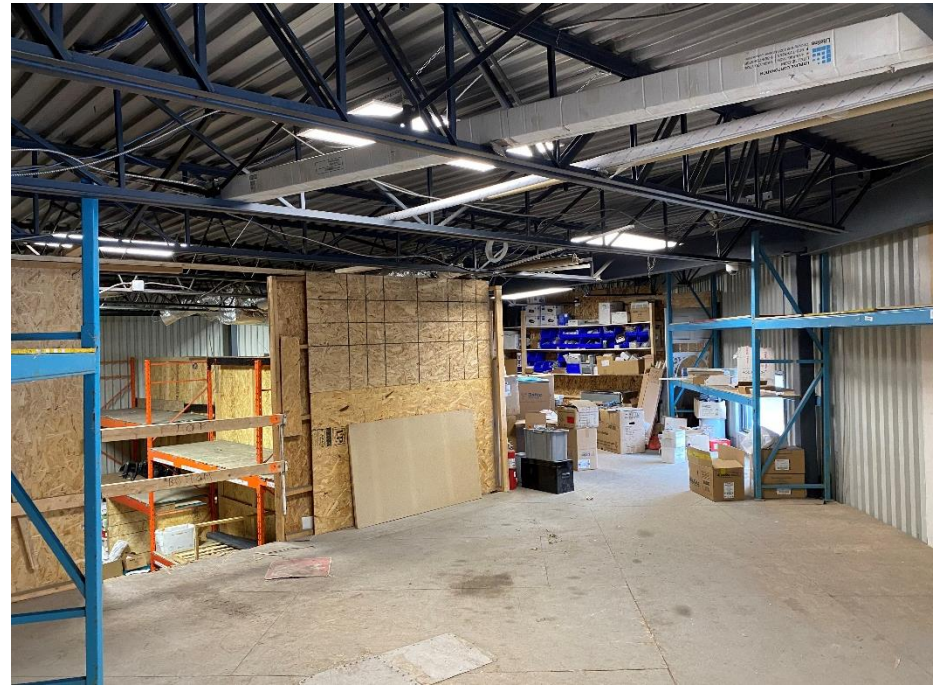
Radius	2 Kms	5 Kms	10 Kms
Population (2022)	20,700	165,443	504,578
Population (2027)	21,952	176,993	539,786
Population (2032)	23,484	190,537	580,759
Projected Annual Growth 2022-2032	1.3%	1.5%	1.5%
Median Age	38.4	39.2	39.4
Average Household Income	\$80,246	\$88,616	\$93,145



PHOTOS UNIT 8



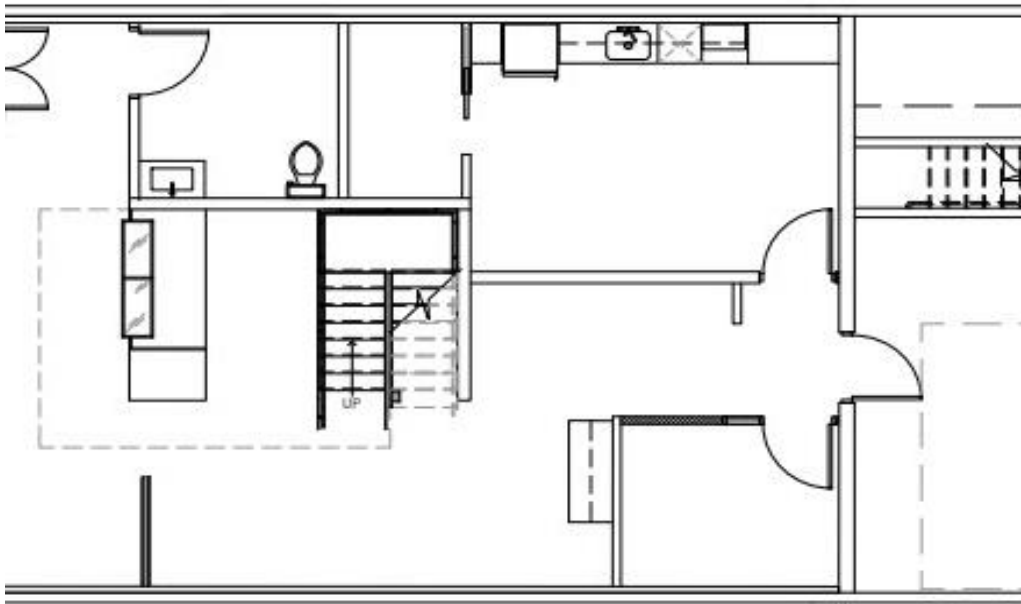
PHOTOS UNIT 9



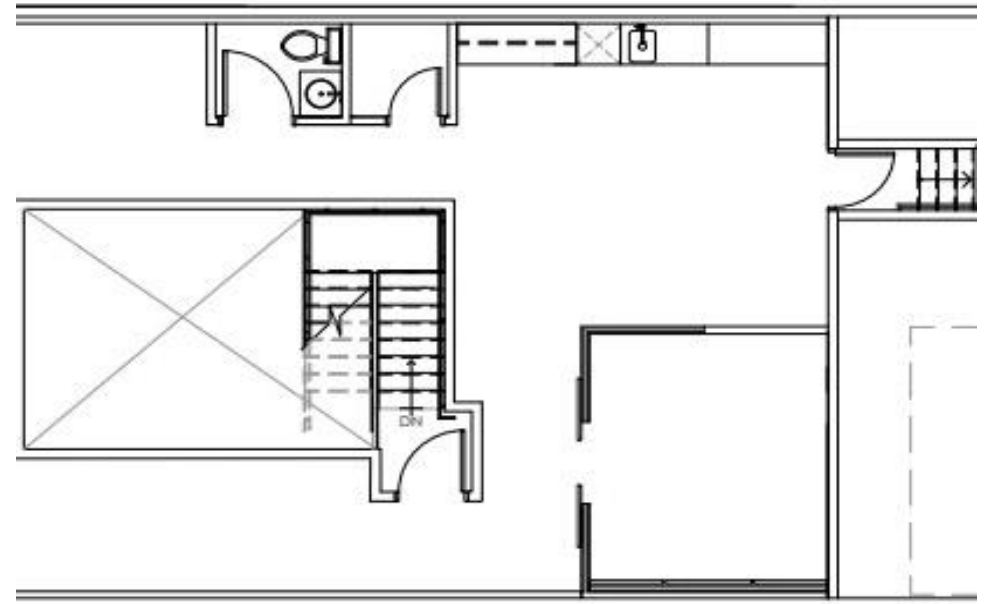
FLOOR PLANS

1239 NEWMARKET STREET, UNIT 8

MAIN FLOOR



SECOND FLOOR



PHILIP ZUNDER

President, Broker of Record



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BEN ZUNDER

Sales Representative



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