



### OFFERING SUMMARY

|                       |  |
|-----------------------|--|
| <b>Available SF:</b>  | 4893 SF                                |
| <b>Lease Rate:</b>    | \$16.00/SF/yr (NET)                    |
| <b>Lot Size:</b>      | 1.198 Acres                            |
| <b>Building Size:</b> | 16,535 SF                              |
| <b>Zoning:</b>        | AM H(20) - Arterial<br>Mainstreet Zone |
| <b>Submarket:</b>     | Bells Corners                          |

### PROPERTY OVERVIEW

642 - 2408 SF available immediately! Direct access from Highway 417 on the high traffic corner of Moodie Dr. and Robertson Rd.

### PROPERTY HIGHLIGHTS

- Excellent Ottawa West location 20 mins from CBD towards Kanata
- Located at the major intersection of Moodie/Robertson; Join other strong tenants such as: CIBC, Randalls Decor, DTSM Driving School and others.
- Well laid out 2 storey walk up retail/office building Four units available; three units located on the second floor, and two units located on the lower level.
- Ample parking available
- Building is surrounded by many amenities including shopping, restaurants and hotels, and is close to major bus routes



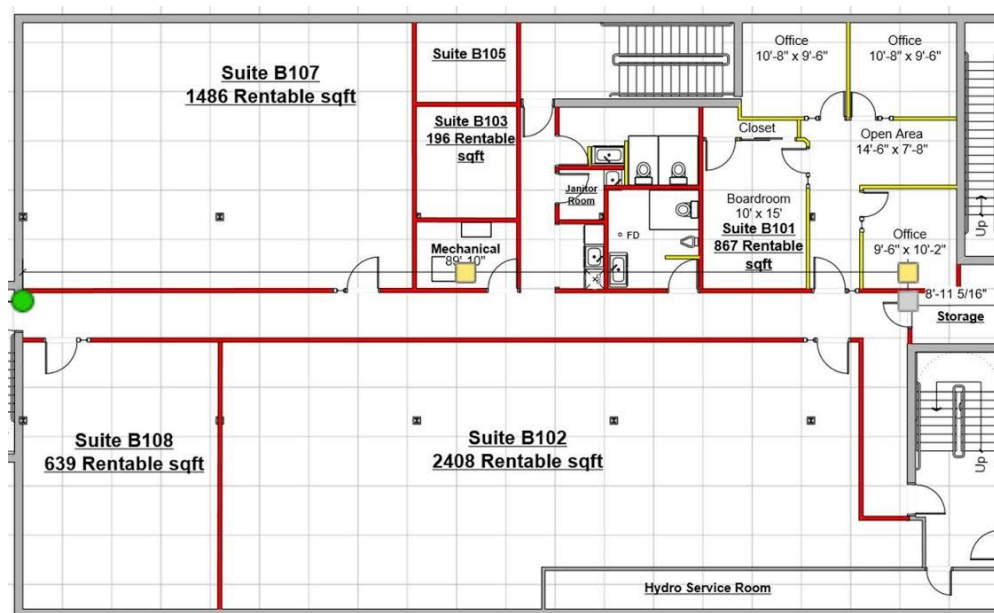
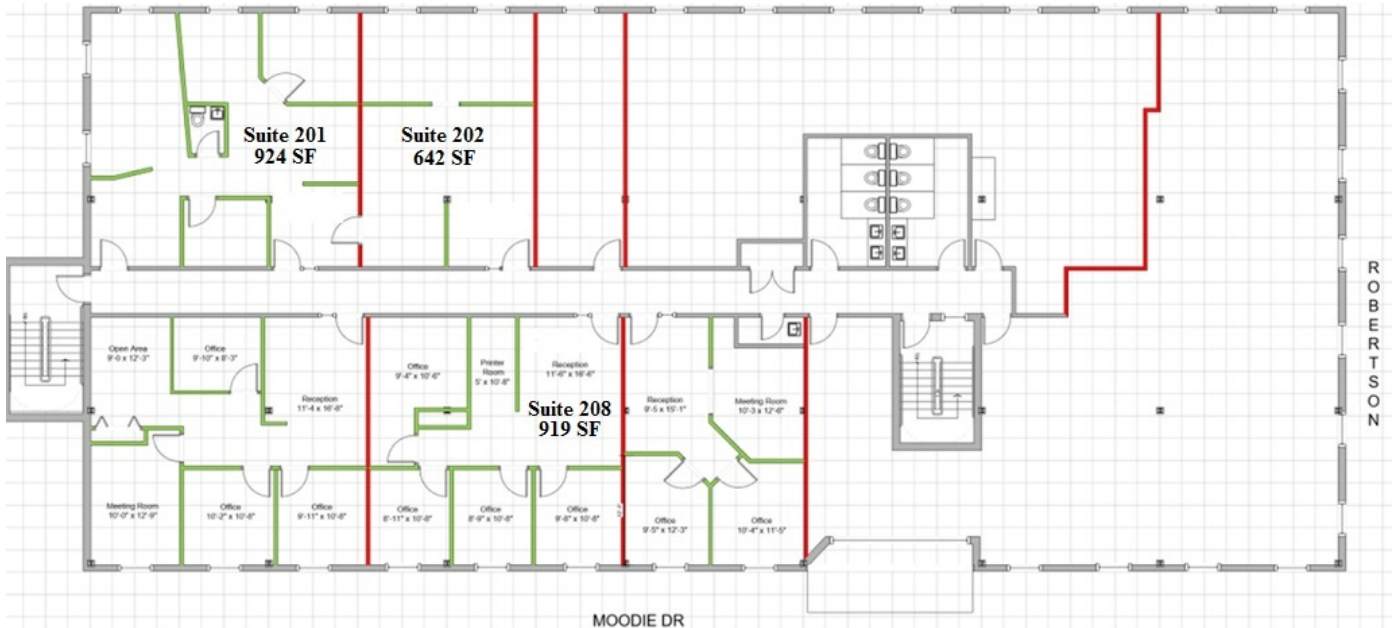
# KOBLE

COMMERCIAL REAL ESTATE &amp; BROKERAGE



OFFICE BUILDING

2120 ROBERTSON RD, OTTAWA, ON K2H 5Z1



MARC MORIN | 613.237.0123 x202 | MARC@KOBLE.CA

GRAEME WEBSTER | 613.237.0123 x203 | GRAEME@KOBLE.CA

502 - 100 Gloucester Street  
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AVAILABLE SPACES

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| SPACE USE    | SUITE | LEASE RATE    |       | SIZE    | TERM       | ADD. RENT  |
|--------------|-------|---------------|-------|---------|------------|------------|
| Office Space | 201   | \$16.00 SF/YR | NET   | 924 SF  | Negotiable | \$14.89/SF |
| Office Space | 202   | \$16.00 SF/YR | NET   | 642 SF  | Negotiable | \$14.89/SF |
| Office Space | 208   | \$16.00 SF/YR | NET   | 919 SF  | Negotiable | \$14.89/SF |
| Office Space | B102  | \$20.00 SF/YR | GROSS | 2408 SF | Negotiable | N/A        |
| Office Space | B107  | \$20.00 SF/YR | GROSS | 1486 SF | Negotiable | N/A        |

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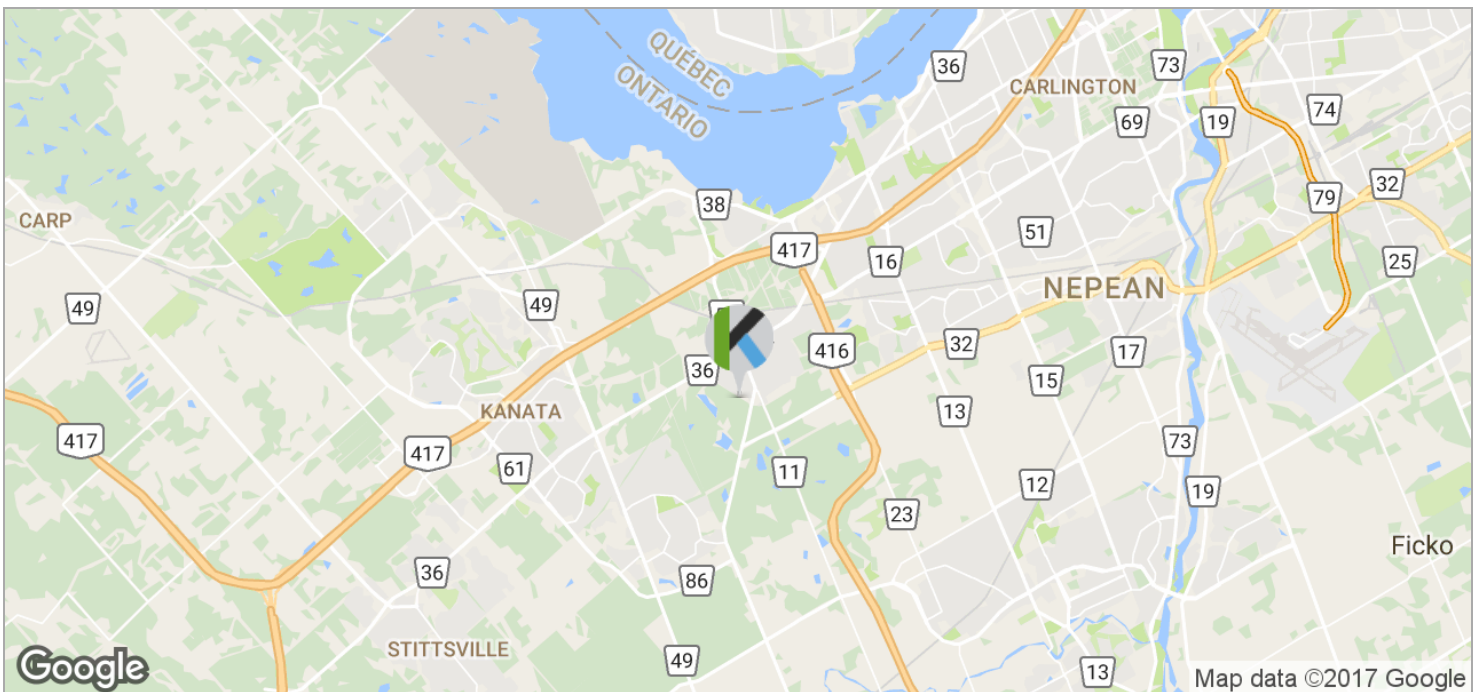
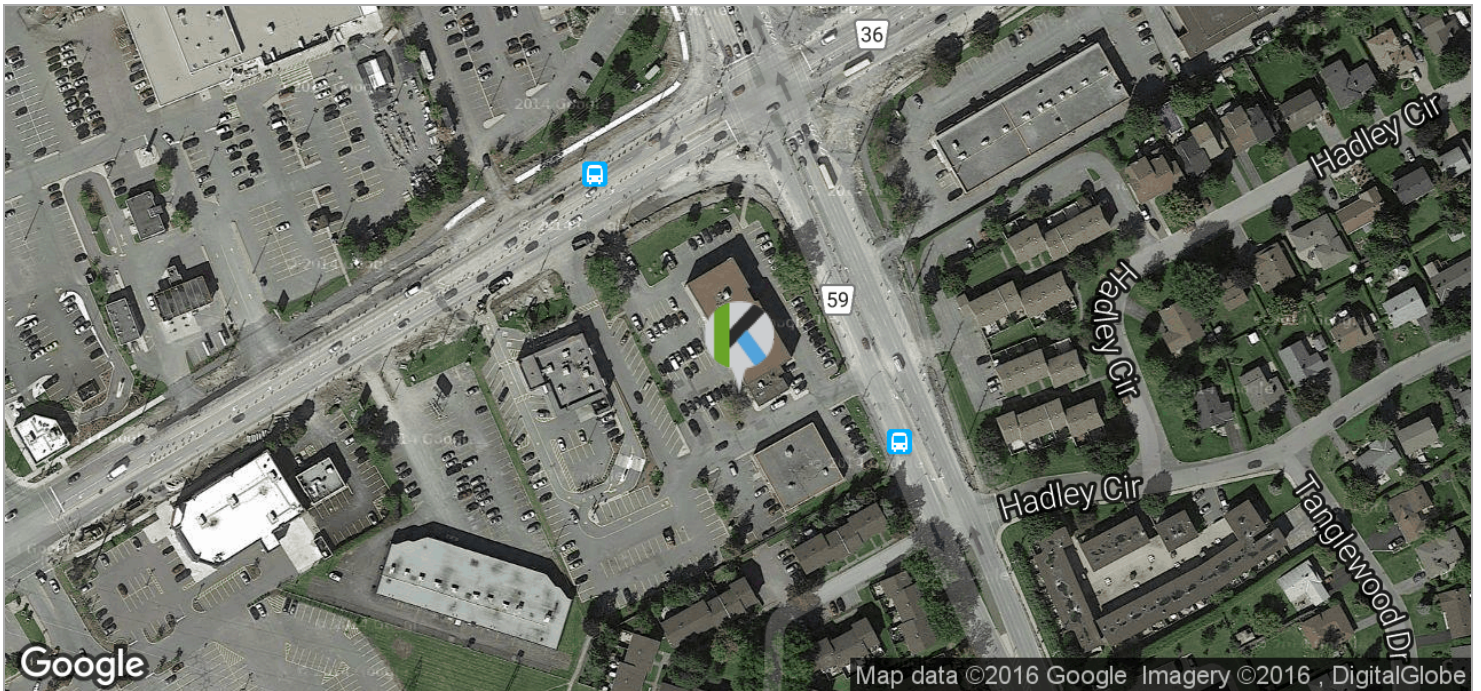


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