

FOR LEASE

1 CLEOPATRA DRIVE

Ottawa, ON K2G 1E8



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 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF: 450 - 1,850 SF

Lease Rate: \$600 - \$4,500 per month (Gross)

Building Size: 1,850 SF

PROPERTY OVERVIEW

Located at the corner of Merivale Road and Cleopatra Drive, near Slack Rd. An Ideal location with a close proximity to many amenities including Costco, Goodlife Fitness, Grocery Stores, LCBO and restaurants within walking distance or short drive. Free on-site parking, signage opportunities available. Ideal business location for south end commuters. Enjoy move in ready office suites ranging from 450-1850 square feet, perfect for non- profit, start-ups and personal service business.

LOCATION OVERVIEW

- Public transit at the door step of property
- Signage Opportunity
- Many cafes, restaurants, shopping within minutes
- On-site parking available
- Suites available from 450-1850

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Available Spaces

LEASE TYPE | Gross **LEASE RATE** | \$600 - \$4,500 per month **LEASE TERM** | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	TOTAL SPACE	OPERATING COSTS	SPACE TYPE
200 - 1 Cleopatra Drive	Available	1,290 SF	Gross	\$1,600 per month	N/A	Office
201 - 1 Cleopatra Drive	Available	450 SF	Gross	\$600 per month	N/A	Office
202- 1 Cleopatra Drive	Available	485 SF	Gross	\$650 per month	N/A	Office
204- 1 Cleopatra Drive	Available	1,545 SF	Gross	\$2,000 per month	N/A	Office
208 - 1 Cleopatra Drive	Available	750 SF	Gross	\$1,000 per month	N/A	Office
9A - 1 Cleopatra Drive	Available	1,850 SF	Gross	\$4,500 per month	N/A	Warehouse

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Additional Photos



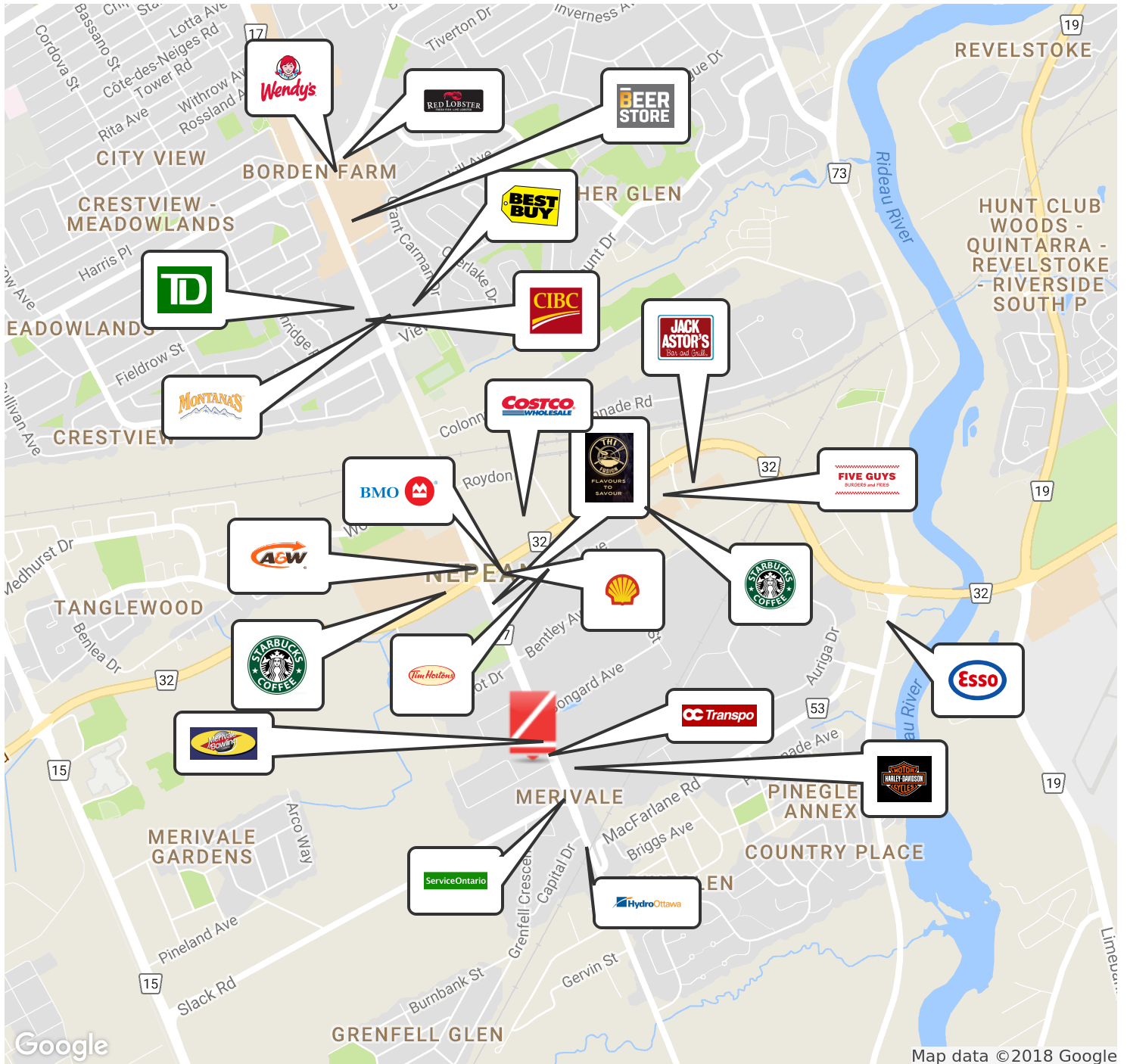
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Retailer Map



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