

1701 WOODWARD DRIVE – LL14

OTTAWA, ON K2C 0R4



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Additional Rent:	\$14.39 SF/yr
Available SF:	1,414 SF
Year Built:	1985
Renovated:	2020
Zoning:	IL H(14)
Market:	Ottawa
Submarket:	West Ottawa

PROPERTY OVERVIEW

Bright office space for lease located on Woodward Drive with convenient access to 417 HWY East & West. This suite includes a mix of open and closed offices, reception, boardroom, kitchenette and pylon signage is available. Newly renovated washrooms and elevator in the building. Quick and easy access to public transit. Wheelchair and elevator accessible.

PROPERTY HIGHLIGHTS

- – Large windows offering plenty of natural light
- – Newly renovated washrooms & elevator
- – Wheelchair and elevator accessible
- – Dedicated Fibre internet with symmetrical speeds up to 10Gbps available
- – Public transit at front door and just minutes from HWY 417 E&W
- – On-site parking available (2:1000 SF)
- – Pylon signage available



MARLENE PIITZ
 613.224.5464 x103
 mpiitz@merkburn.com

MERKBURN HOLDINGS LTD.
 2191 Thurston Drive, Suite 4, Ottawa, ON K1G 6C9
 merkburn.com

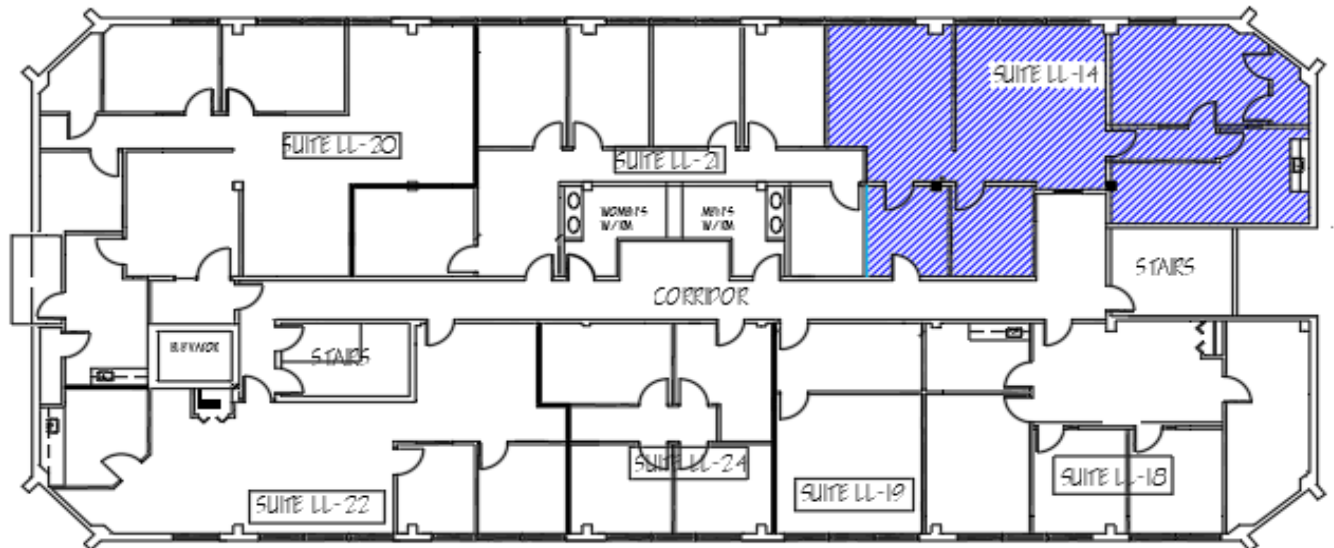
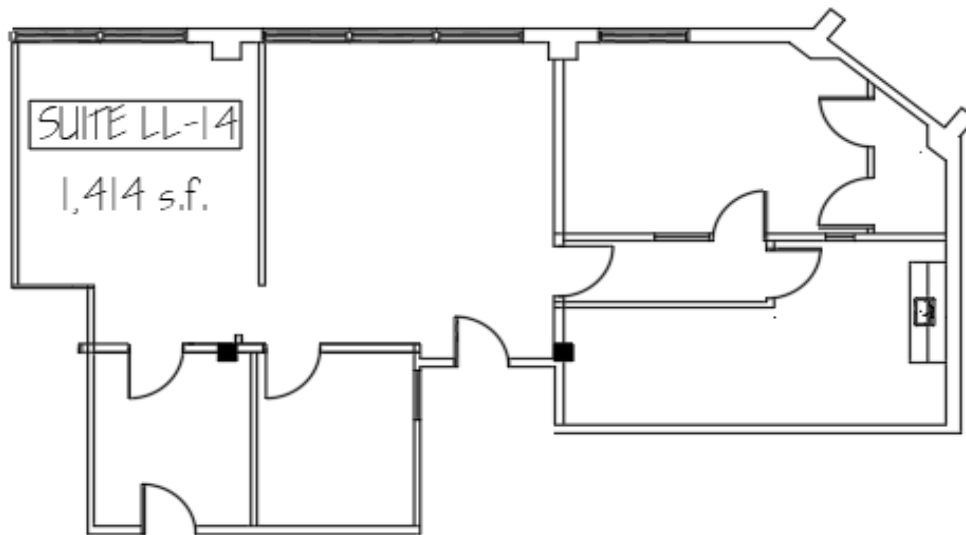
FOR LEASE

1701 WOODWARD DRIVE

OTTAWA, ON K2C 0R4



SUCCESS IS WITHIN US



MARLENE PIITZ
613.224.5464 x103
mpiitz@merkburn.com

MERKBURN HOLDINGS LTD.
2191 Thurston Drive, Suite 4, Ottawa, ON K1G 6C9
merkburn.com

FOR LEASE

1701 WOODWARD DRIVE

OTTAWA, ON K2C 0R4



SUCCESS IS WITHIN US



MARLENE PIITZ
613.224.5464 x103
mpiitz@merkburn.com

MERKBURN HOLDINGS LTD.
2191 Thurston Drive, Suite 4, Ottawa, ON K1G 6C9
merkburn.com