FOR LEASE

EMERALD PLAZA

1547 MERIVALE ROAD OTTAWA, ON K2G 4V3

Merkburn HOLDINGS

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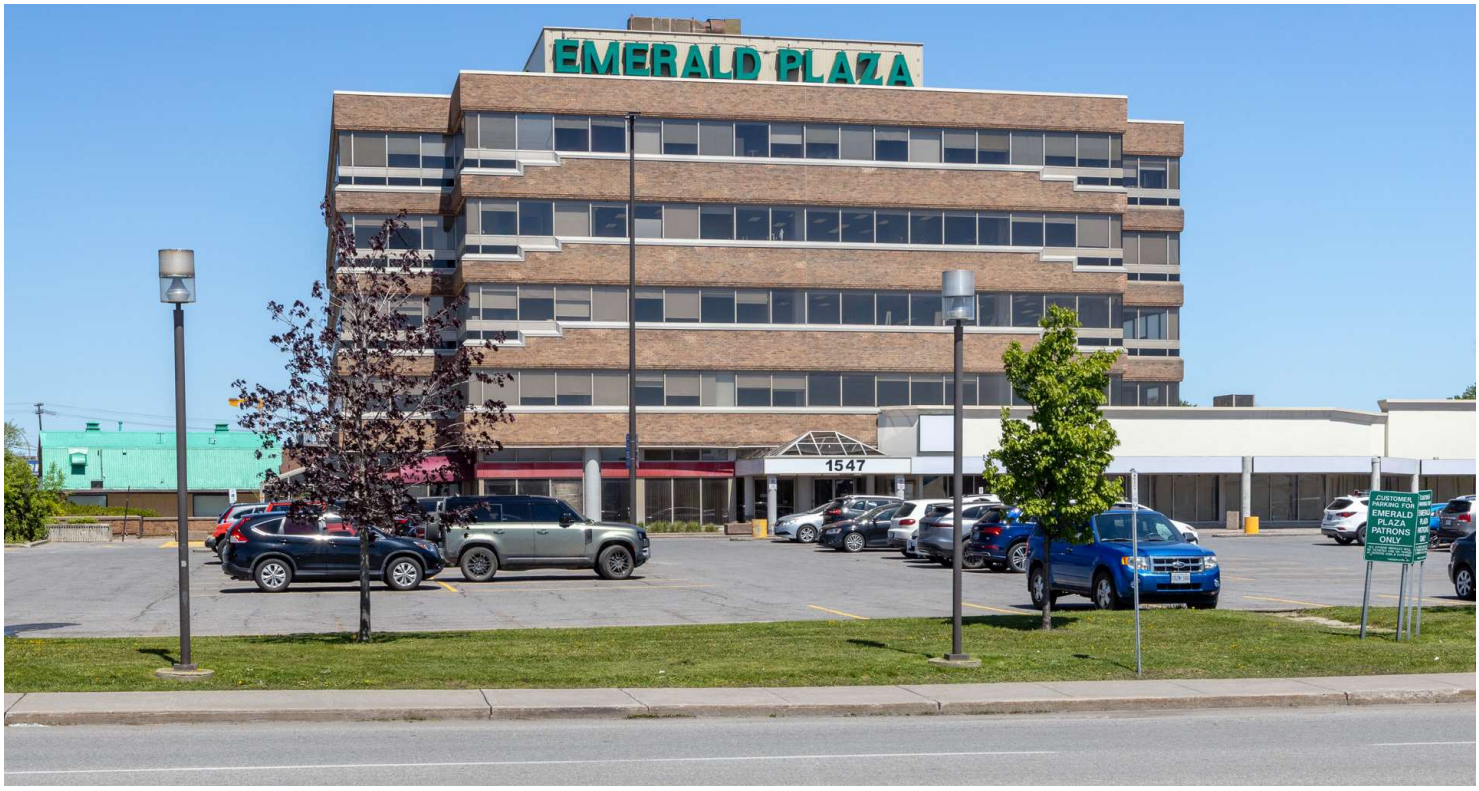

OFFERING SUMMARY

Lease Rate:	$16.00 SF/yr (NNN)
Additional Rent:	$20.05 SF/yr - Office $13.13 SF/yr - Retail
Building Size:	155,715 SF
Available SF:	2,305 - 12,216 SF
Year Built:	1986
Renovated:	2010
Zoning:	AM 10

PROPERTY OVERVIEW

Discover the ideal commercial lease opportunity at 1547 Merivale Road, Ottawa. This modern and professionally managed property offers exceptional features, including high exposure on Merivale Road and convenient access via public transit. The property boasts ample covered and surface parking and elevator access for added convenience. Pylon signage provides excellent visibility, and the well-appointed onsite amenities cater to all business needs. With a spacious and bright interior layout, this property offers a professional and welcoming environment. Don't miss the opportunity to lease in this sought-after location.

PROPERTY HIGHLIGHTS

- - High exposure location on Merivale Road
- - Ample covered and surface parking available
- - Convenient elevator access
- - Pylon signage for great visibility
- - Well-appointed onsite amenities for convenience
- - Modern and professional building design
- - Accessible by public transit for easy commuting

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2191 Thurston Drive, Suite 4, Ottawa, ON K1G 6C9
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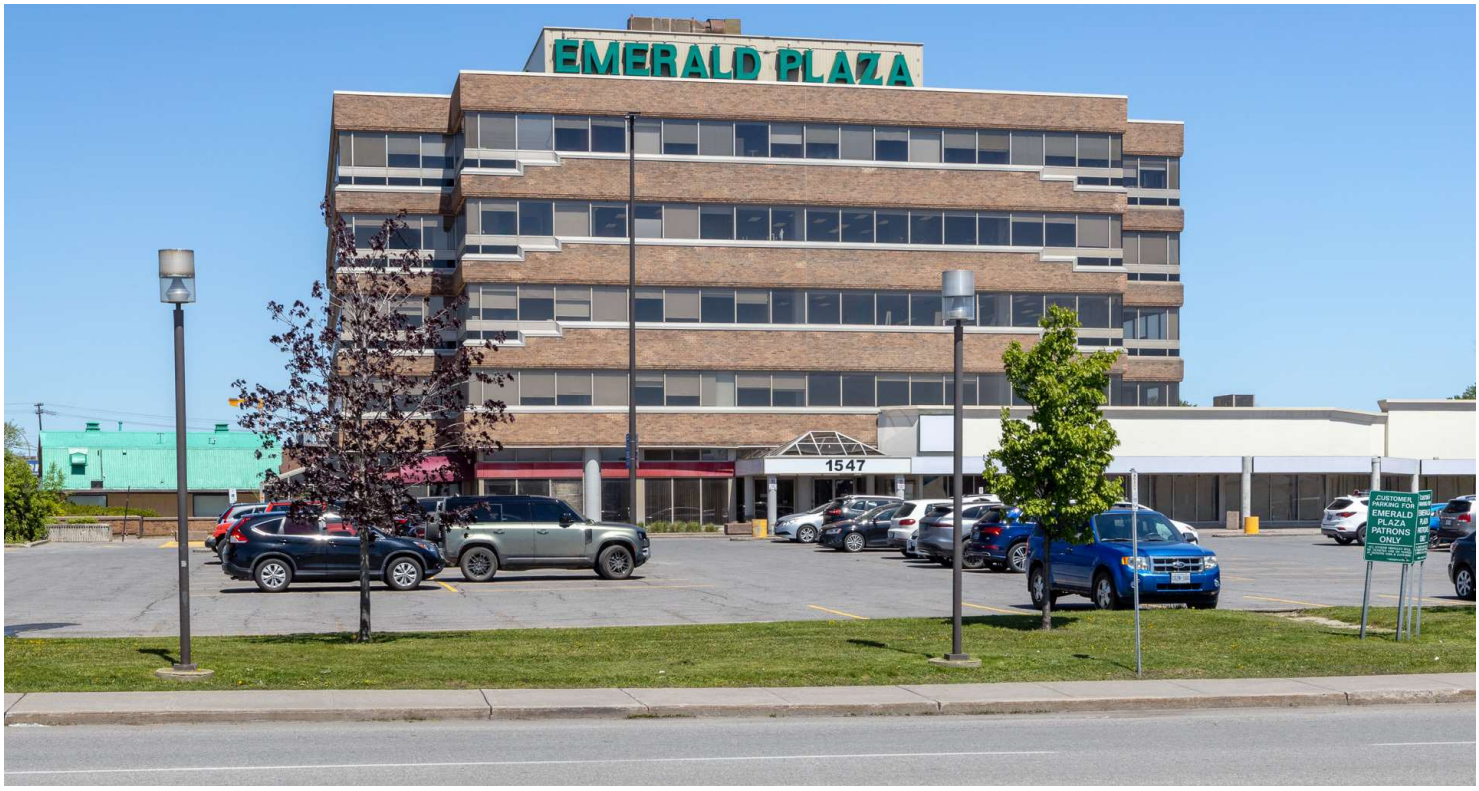

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,305 - 12,216 SF	Lease Rate:	$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 205	Available	2,305 SF	NNN	$16.00 SF/yr	Open concept
Suite 305	Available	6,876 SF	NNN	$16.00 SF/yr	Open concept
Suite 400	Available	5,645 SF	NNN	$16.00 SF/yr	Multiple private offices, group work area, kitchen & boardroom
Suite 500	Available	9,100 - 12,216 SF	NNN	$16.00 SF/yr	Fifth floor with great views, fifteen offices with group work area, boardroom, kitchen & reception
Suite 510	Available	3,116 - 12,216 SF	NNN	$16.00 SF/yr	Fifth floor with a great view and six offices

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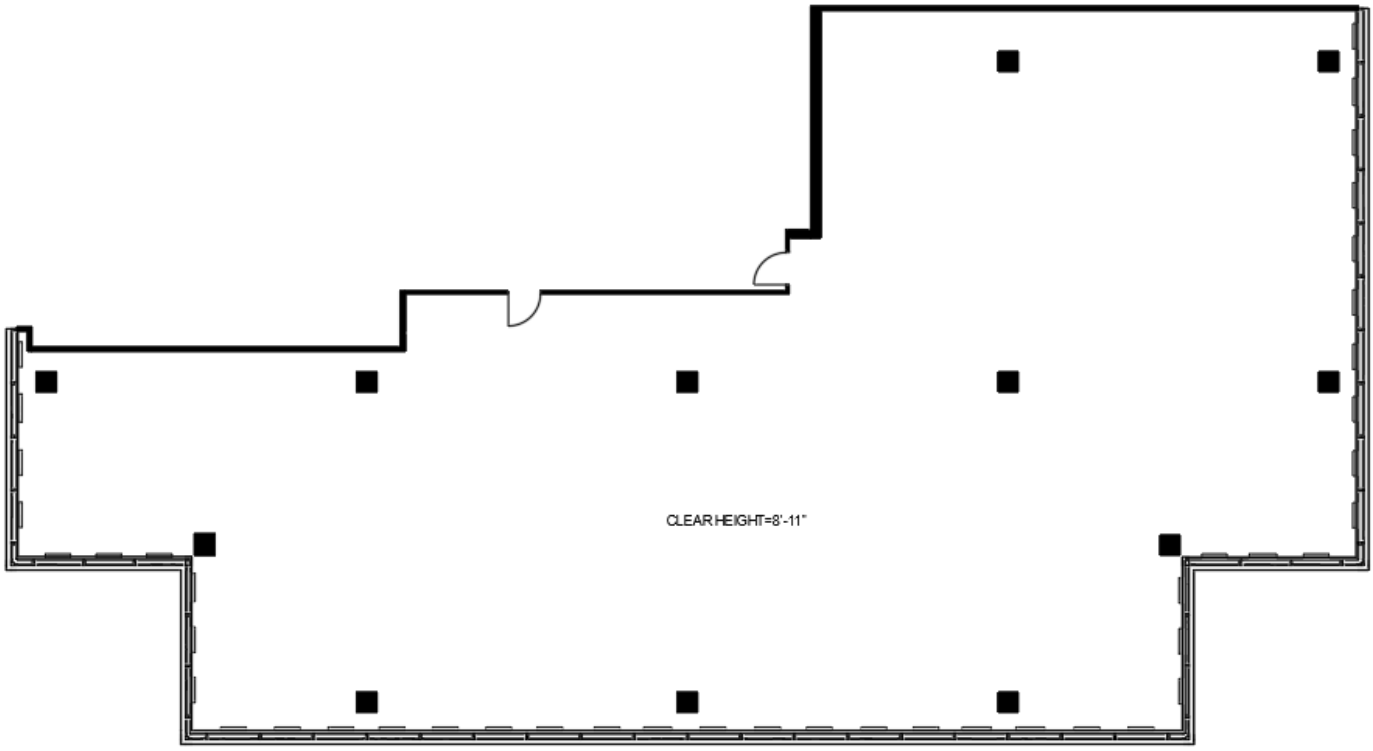

Unit 305 –6,876 SF

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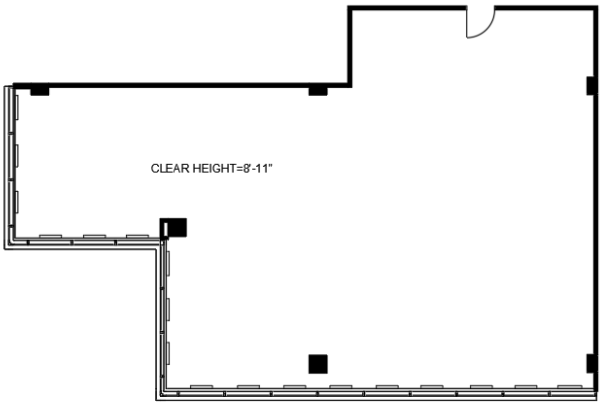
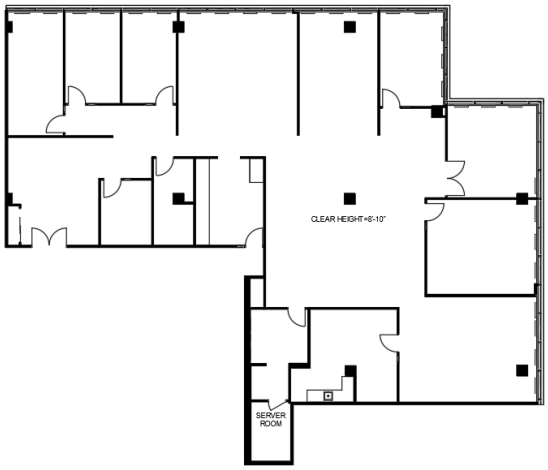
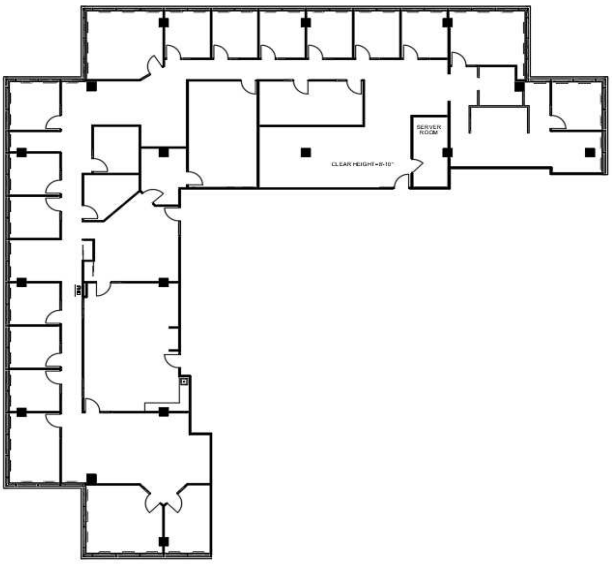


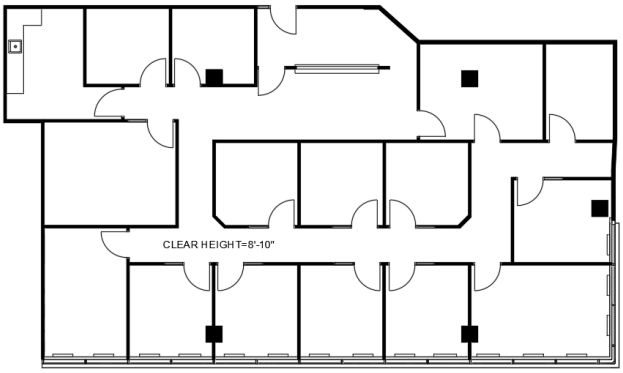
Suite 205 - 2,305 SF



Suite 400 - 5,645 SF



Suite 500 - 8,742 SF



Suite 510 - 2,908 SF

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