



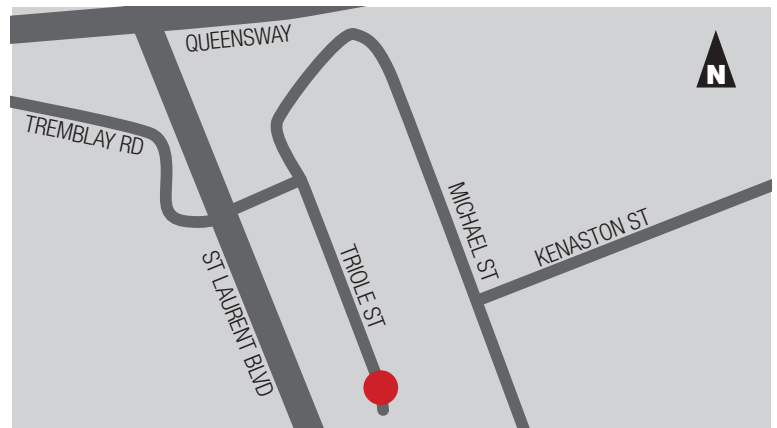
### PROPERTY DESCRIPTION

1377 Triole Street features flex warehouse product with 90% of the unit currently as an open warehouse with the balance being a mix of ground floor and mezzanine office. The overall square footage can be demised to fit a wide range of space needs for prospective tenants. Units may be leased separately or combined.

### WAREHOUSE

**1377 Triole Street - 74,075 SF available**

- \$11.50 per SF base rent
- \$5.30 per SF additional rent (est 2020)
- Units are contiguous and can be demised
- Unit A: 19,031 SF
- Unit B: 16,010 SF
- Unit C: 22,693 SF
- Unit D: 16,341 SF
- Dock and grade doors (3 per unit)
- 18' ceiling height
- Parking: 1 per 1,000 SF
- Available January 1, 2020



### LOCATION

1377 Triole Street is situated on the northeast side of Triole Street, between St. Laurent Boulevard and Michael Street, in the Cyrville Industrial Area of the City of Ottawa which forms part of the larger Ottawa East Industrial Area. The Cyrville Industrial Area is situated on the south and east sides of Highway #417 and is bound by St. Laurent Boulevard on the west and Innes Road on the south. The neighbourhood consists primarily of low-rise office, flex and industrial development.

