



CUSHMAN &  
WAKEFIELD

Ottawa



# FOR LEASE

1646-1648 WOODWARD DRIVE

1646: 5,277 SF | 1648: 7,039 SF

12,316 SF OF CONTIGUOUS SPACE

OTTAWA, ON



# CENTRALLY LOCATED

1646 & 1648 WOODWARD  
DRIVE BENEFIT FROM EASY  
ACCESS TO HIGHWAY 417,  
CARLING AVENUE, AND  
MAITLAND AVENUE, MAKING  
ALL POINTS OF THE CITY JUST  
A SHORT DRIVE FOR BOTH  
CLIENTS AND STAFF ALIKE.

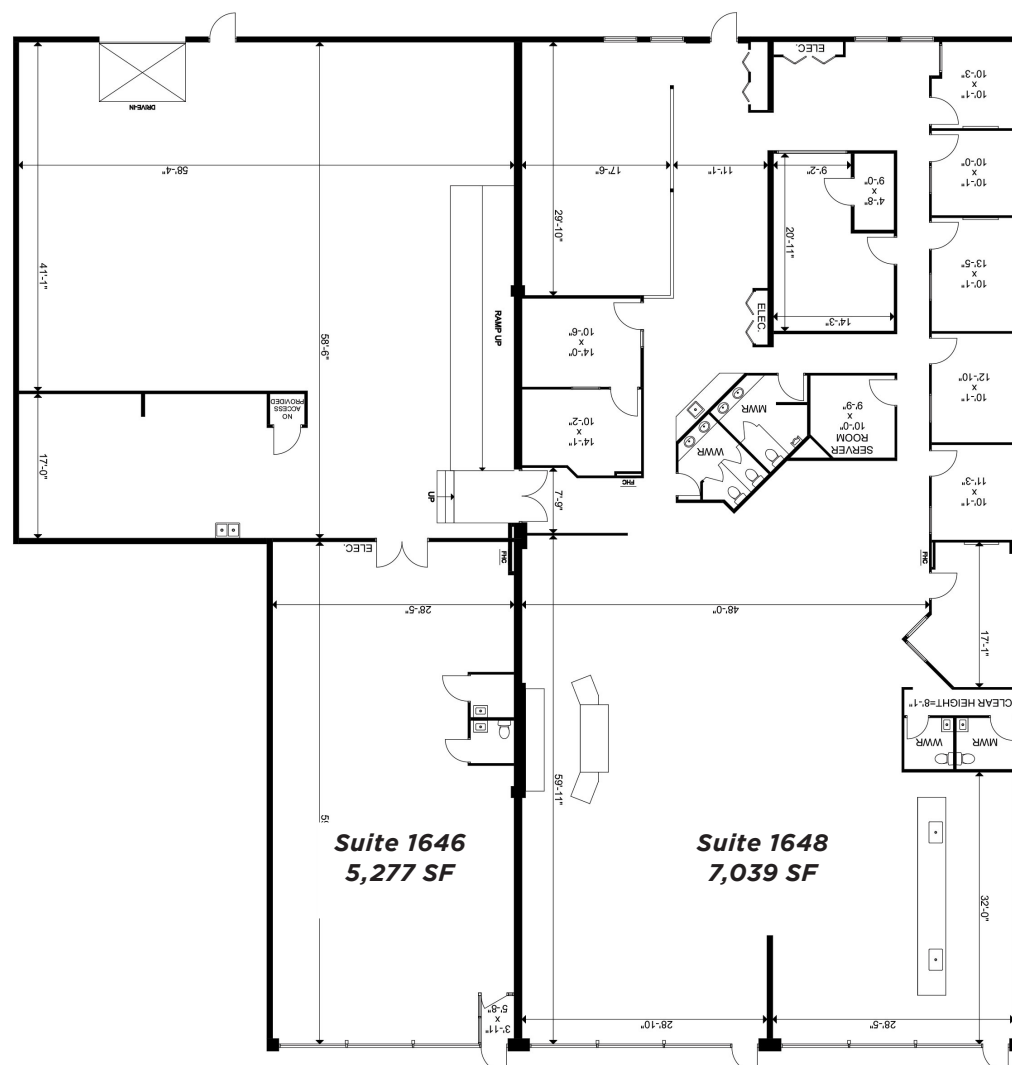


# SUITE 1646 & 1648

These flexible ground-floor retail-industrial units offer street-front exposure onto Woodward Dr and spans the full depth of the building. Both units benefit from 16' ceilings, and an additional rear entrance. Suite 1646 has an at-grade loading door with 14' clearance.

## DETAILS

- Unit 1646: 5,277 SF
- Unit 1648: 7,039 SF
- Can be combined for a total of 12,316 SF
- Net Rent — \$18.00 PSF
- Additional Rent — \$8.65 PSF
- Availability — February 1<sup>st</sup>, 2024





# 1646 & 1648 WOODWARD DR.



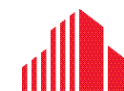
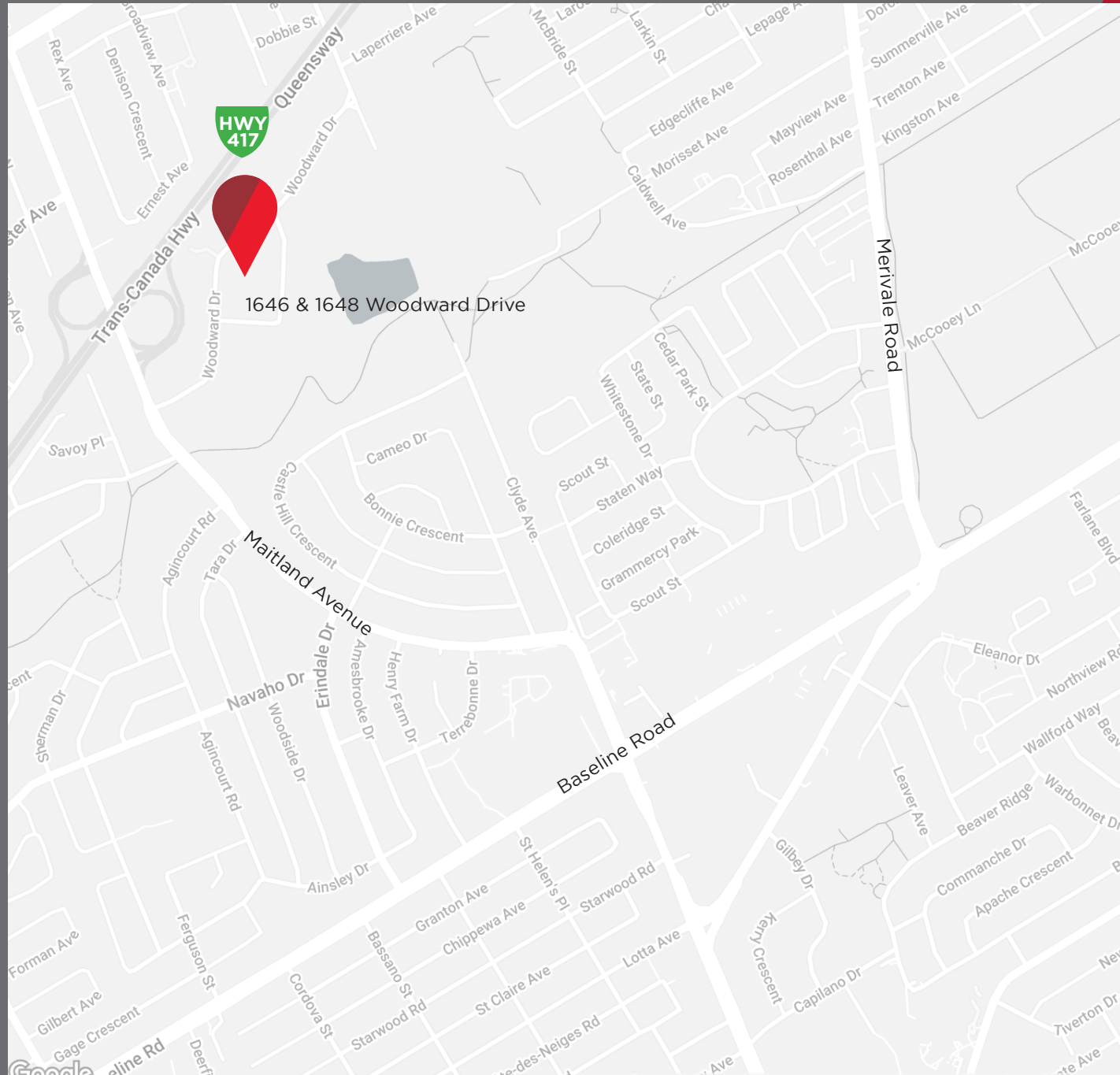
WAREHOUSE





# LOCATED IN THE WOODWARD BUSINESS PARK

Centrally located in the  
Woodward Industrial Park,  
close to Maitland Ave. and  
Hwy 417.



**CUSHMAN &  
WAKEFIELD**  
Ottawa



Neil Mason  
Associate Vice President  
Sales Representative  
nmason@cwottawa.com  
+1 613 780 1571  
cwottawa.com

55 Metcalfe Street  
Suite 400  
Ottawa, ON K1P 6L5 | CANADA

*Brokerage, Independently Owned  
& Operated*



©2023 Cushman & Wakefield Ottawa. Brokerage, Independently Owned & Operated. A member of the Cushman & Wakefield Alliance. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.