

# 1000-1010 BELFAST ROAD

OTTAWA, ONTARIO

**MULTIPLE UNITS AVAILABLE**



## RETAIL, SHOWROOM, WAREHOUSE SPACE FOR LEASE

<b>Space Available</b>	23,000 sq. ft. (Showroom/Warehouse) / 9,000 sq. ft (Warehouse) / 7,000 sq. ft. (Retail) / 4,898 sq. ft. (Retail)
<b>Net Rent</b>	Immediately
<b>Additional Rent</b>	\$14.00 per sq. ft. RETAIL/ \$12.00 per sq. ft. SHOWROOM/\$9.50 per sq. ft. WAREHOUSE
<b>Zoning</b>	\$9.95 per sq. ft. 2019 est. + Heat and Hydro for RETAIL SPACE
<b>Comments</b>	\$8.11 per sq. ft. 2019 est. + Heat and Hydro for SHOWROOM SPACE
	\$4.62 per sq. ft. 2019 est. + Heat and Hydro for WAREHOUSE SPACE
	AM- Arterial Mainstreet Zone
	<ul style="list-style-type: none"><li>• Excellent retail/showroom/warehouse space with ample on-site parking</li><li>• Good exposure at corner of Belfast Road and St Laurent Boulevard</li><li>• Dock level loading in warehouse portion of the space</li><li>• Dropped lighting in specific areas of the showroom, leasehold improvements already in place</li><li>• Second floor offices and new washrooms</li></ul>



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# CBRE

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## PHOTO GALLERY



Showroom Space



Showroom Warehouse Space



Showroom Loading



Showroom Space



Retail Space

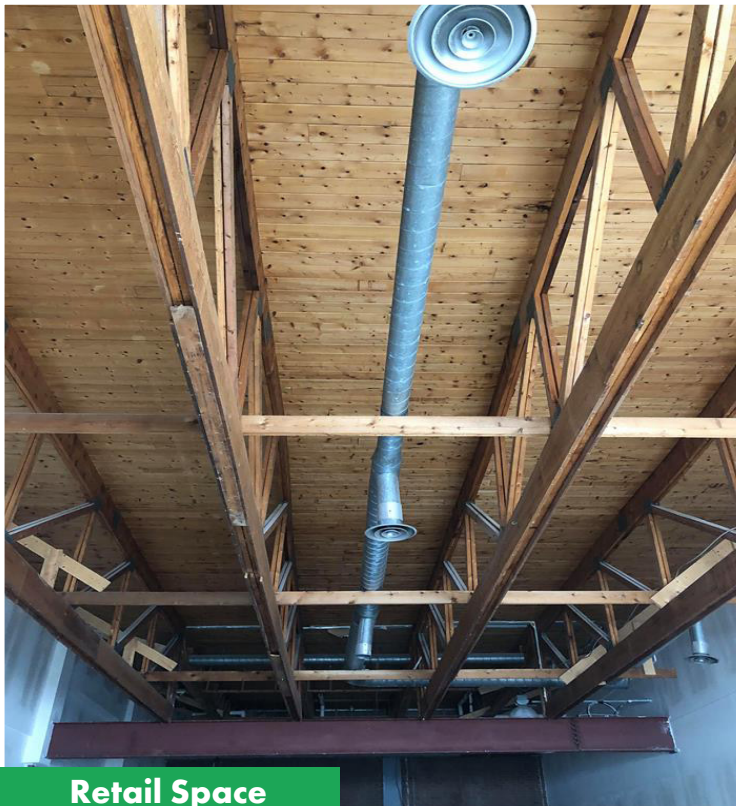
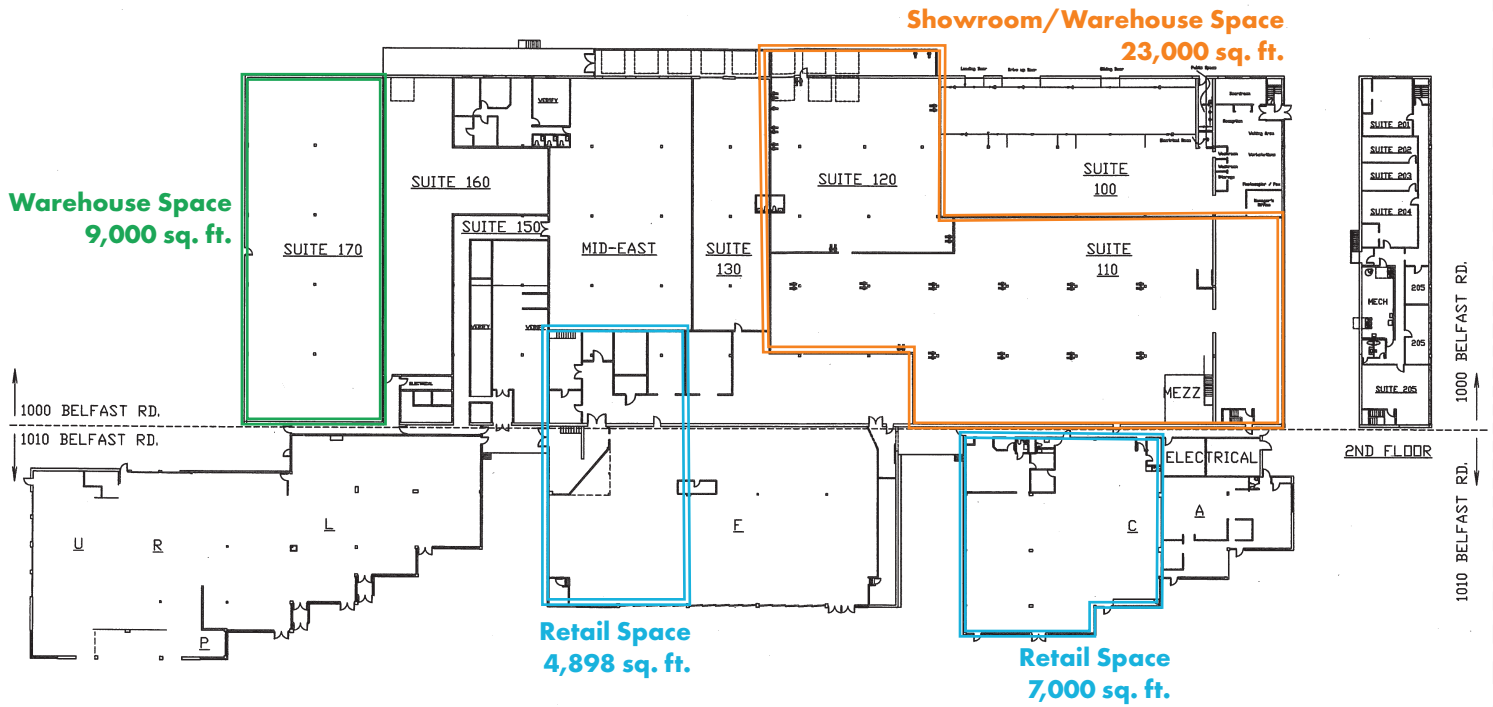


Warehouse Space

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## FLOOR PLAN



Retail Space

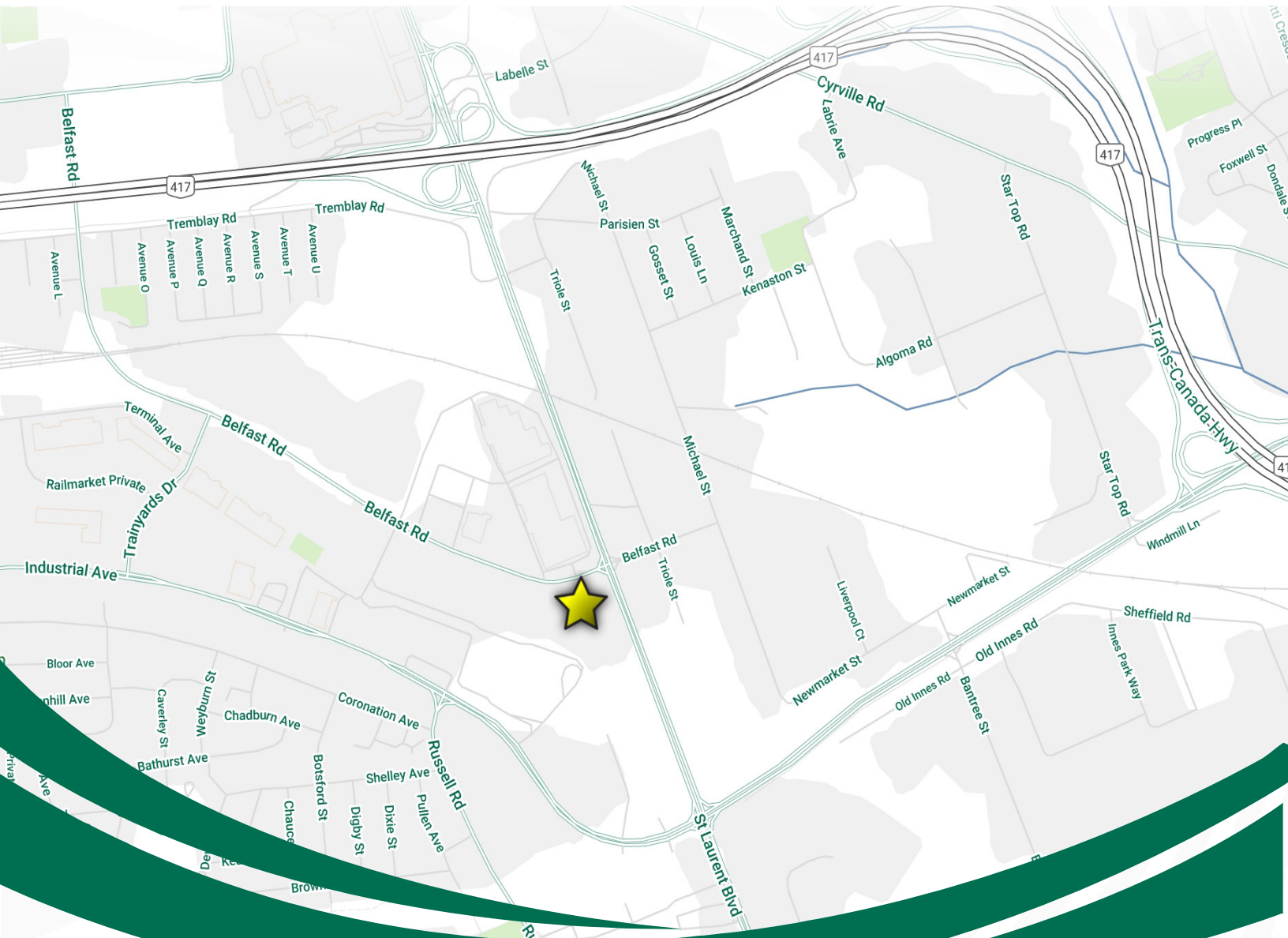


Showroom Space

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## LOCATION



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