

2003 ST JOSEPH BOULEVARD – UNIT A (REAR)

ORLEANS, ON K1C 1E5



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Additional Rent:	11.23 SF/yr
Building Size:	19,027 SF
Available SF:	1,978 SF
Number of Units:	5
Year Built:	1973
Renovated:	2021
Zoning:	AM3
Market:	Ottawa
Submarket:	Orleans

PROPERTY OVERVIEW

This rear unit has street front presence and easy access to the 174. Ample onsite parking and lit building & pylon signage available. Close to all amenities with public transit available outside the door.

PROPERTY HIGHLIGHTS

- – Prime street frontage for high visibility
- – Spacious interior layout for versatile use
- – Ample parking for customer convenience
- – Modern building design with curb appeal
- – High traffic count for maximum exposure
- – Proximity to major amenities for convenience
- – Flexible lease terms for business needs
- – Professional management for responsive support



MARLENE PIITZ
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MERKBURN HOLDINGS LTD.

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

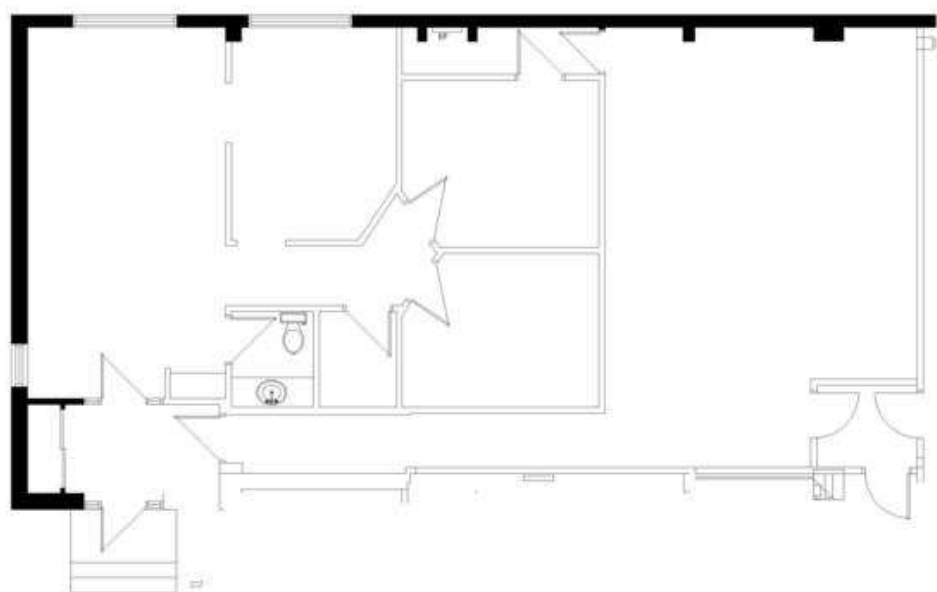
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SUCCESS IS WITHIN US

**2003 ST JOSEPH BLVD
SUITE A (rear)
UPDATED: OCTOBER 2021**



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