

FOR LEASE

139 GREENBANK ROAD

Ottawa, ON K2H 9A5



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 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF:	695-794 SF
Lease Rate:	\$17.50 SF/yr (NNN)
Additional Rent:	approx. \$16.00 SF/yr

PROPERTY OVERVIEW

Well established medical building located along Greenbank Road between Baseline and Hunt Club West. Suite 103 (approx. 695 SF) features four (4) enclosed offices, reception/waiting area, and in-suite washroom. Suite 200 (approx. 794 SF) features two (2) enclosed offices, waiting area, kitchenette, and in-suite washroom. Suite 206 (approx. 752 SF) features reception/waiting room, three (3) enclosed offices (two with sinks), kitchenette, in-suite washroom, and boardroom. This high traffic location is home to family physicians, specialists, dentists, massage therapists, and physiotherapists with an on-site pharmacy and labs. Property is easily accessible via HWY 417 East and West, as well as the Hunt Club corridor. Five minutes to the Queensway Carleton Hospital and 10 minutes to the Ottawa Hospital. Rapid transit available. Ample parking available on-site. Shopping, restaurants and cafes are available within walking distance.

PROPERTY HIGHLIGHTS

- Elevator Access
- Ample parking on-site (6:1,000 sq.ft.)
- High traffic medical building
- 6 months Net free rent (5+ year deal)
- \$2.00 PSF commission to coop broker (5+ year deal)

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Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 103	Available	695 SF	NNN	\$17.50 SF/yr	Additional Rent approx. \$16.00 PSF + HST
Suite 200	Available	794 SF	NNN	\$17.50 SF/yr	Additional Rent approx. \$16.00 PSF + HST
Suite 206	Available	752 SF	NNN	\$17.50 SF/yr	Additional Rent approx. \$16.00 PSF + HST

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Floor Plan - Ground Floor



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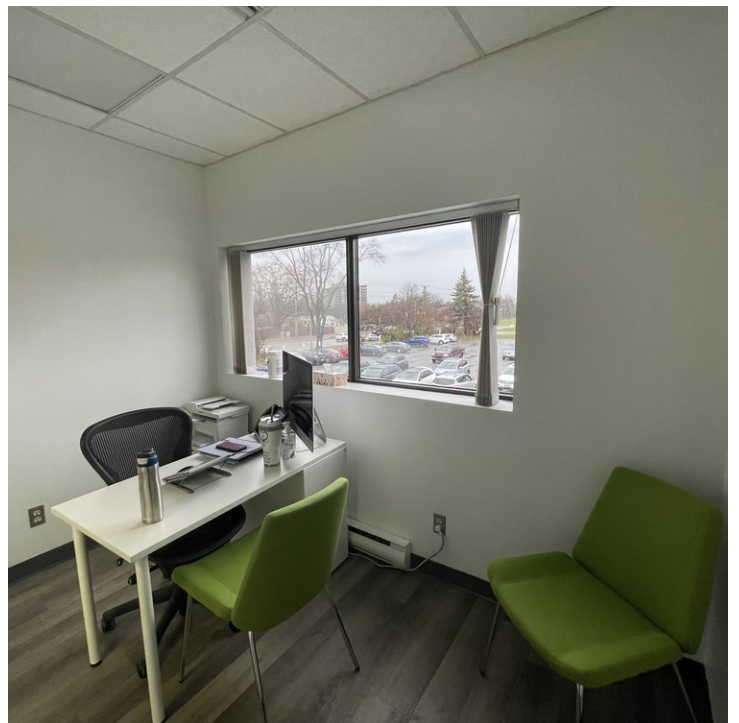
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Photos - Suite 200



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Retailer Map



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