

OFFICE
FOR LEASE/SUBLEASE

RETAIL
FOR LEASE/SUBLEASE

INDUSTRIAL
FOR LEASE/SUBLEASE

PROPERTIES
FOR SALE

LAND
FOR SALE

OTTAWA
TEAM

CDNGLOBAL[®]

OTTAWA

VACANCY REPORT

APRIL 2024

CDN GLOBAL (OTTAWA) LTD.
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The above particulars are submitted to the best of our knowledge and are subject to change without notice. CDN GLOBAL (OTTAWA) LTD. does not assume responsibility for any errors or omissions.

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PROPERTIES	SIZE	RENTAL RATE	ADDITIONAL RENT	COMMENTS	FLYER
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FOR SUBLEASE |
6 Antares Drive, Phase III, #200



9,356 SF	\$17.14/SF Until July 31, 2025	\$16.65 (Estimated for 2023) Utilities and cleaning extra	<ul style="list-style-type: none"> • Second floor office space • Includes reception, 2 boardrooms, mix of open concept, private offices, kitchen, etc. Recently renovated • Ample parking • Fascia signage on building • Furniture may be negotiated • West Hunt Club exposure 	Flyer MLS 1374492
				Philip Zunder Ben Zunder 613.725.7170 613.913.8858

FOR LEASE |
43 Auriga Drive, Mini Offices



Unit 132: 96 SF	Unit 132: \$700+HST/month	Included in gross rent	<ul style="list-style-type: none"> • Located in Northwood Executive Centre within the Rideau Heights Business Park • Free parking • 24-hour key fob access with security system • Common lunchroom/lounge • Small and large boardroom • Access to small gym with shower 	Flyer MLS 1383570
Unit 133: 104 SF	Unit 133: \$760+HST/month			
Unit 134: 104 SF	Unit 134: \$760+HST/month			
Unit 135: 112 SF	Unit 135: \$815+HST/month			
				Philip Zunder Ben Zunder 613.725.7170 613.913.8858

FOR LEASE |
368 Dalhousie Street, Suite 300



1,200 SF	\$2,400/month (gross)	Included in gross rent	<ul style="list-style-type: none"> • Open concept corner office • Third floor office space • Elevator access • In suite kitchenette and private washroom • Easily accessible off Highway 417 and via public transport 	Flyer MLS 1377264
				Philip Zunder Ben Zunder 613.725.7170 613.913.8858

FOR LEASE |
900 Greenbank Road



#3 - 1,209 SF	\$14.00/SF	\$18.87/SF includes utilities. Cleaning and light bulbs extra (2023 estimate)	<ul style="list-style-type: none"> • Second floor office space • Ample on-site parking • Corner of Greenbank & Larkin • Plaza anchored by Food Basics • Unit 3 - Available immediately 	Flyer MLS 1372065
				Philip Zunder Ben Zunder 613.725.7170 613.913.8858

PROPERTIES	SIZE	RENTAL RATE	ADDITIONAL RENT	COMMENTS	FLYER
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**NOW PRE-LEASING |
120 Lusk Street, LUSK TOWER**



46,285 SF Minimum Divisibility: 1,000 SF	Office: \$26.00/SF Retail: \$40.00/SF Lower: \$16.00/SF	Operating Costs: \$14.00/SF	<ul style="list-style-type: none"> Lusk Tower Medical & Professional Office Building 2 storeys with retail or restaurant on ground floor Located at the intersection of Strandherd Drive and Fallowfield Road, next to 416 	Flyer MLS 1355792
Philip Zunder Ben Zunder 613.725.7170 613.913.8858				

**FOR LEASE |
2725 Queensview Drive, #501**



1,200 SF	\$3,500/month Gross plus HST	Included in Gross rent. Phone and internet extra	<ul style="list-style-type: none"> Prime office location - Pinecrest at the Queensway Large dining area/meeting room Six (6) breakout rooms Lower-level space with ground level views Private secure entranceway Three (3) parking spots In-unit washroom 	Flyer MLS 1372132
Philip Zunder Ben Zunder 613.725.7170 613.913.8858				

**FOR LEASE |
2725 Queensview Drive, #600**



1,200 SF	\$3,500/month Gross plus HST	Included in Gross rent. Phone and internet extra	<ul style="list-style-type: none"> Prime office location - Pinecrest at the Queensway Office space includes 3 private offices, kitchenette, dining area, open area, 3-piece washroom (shower) Parking located in front of unit Lower-level space with ground floor views 	Flyer MLS 1369328
Philip Zunder Ben Zunder 613.725.7170 613.913.8858				

**FOR LEASE |
2255 St. Laurent Blvd.**



#202: 1,905 SF #203: 1,645 SF <i>*Can be combined for 3,550 SF</i>	\$12.00/SF Triple Net	\$12.00/SF Utilities included (2024 estimate)	<ul style="list-style-type: none"> Second floor offices available Large windows provide ample natural light Pylon signage on street Elevator Suites 202-203: Available immediately (kitchenette in suite) Suite 206/207: Available immediately 	Flyer MLS 1370386 1370512 1370517 1370522
Philip Zunder Ben Zunder 613.725.7170 613.913.8858				

PROPERTIES	SIZE	RENTAL RATE	ADDITIONAL RENT	COMMENTS	FLYER
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FOR LEASE |
2725 Queensview Drive, #501



Approximately 22,149 SF	<p>\$14.00/SF to July 31, 2024</p> <p>\$16.00/SF Aug 1, 2024 to July 31, 2028</p>	\$12.64/SF	<ul style="list-style-type: none"> • Entire 6th floor available, can be split • Plenty of natural light • Immediate possession • Sublease expires July 31, 2028 • Located close to the Queensway • Walking distance to Tremblay LRT Station • Space can be split 	<p>Flyer</p> <p>Philip Zunder Ben Zunder 613.725.7170 613.913.8858</p>
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FOR LEASE ASSIGNMENT | 10 ByWard Market Square



3,957 SF Total 3,449 SF (restaurant) 415 SF (basement storage)	\$46.47/SF (net)	TBD	<ul style="list-style-type: none"> • Fixtured Restaurant available for Lease Assignment • Purchase Price: \$300,000 • Fully built-out kitchen • Renovated school bus inside converted to seating area • Patio area in front of restaurant 	<p>Flyer</p> <p>MLS 1376391</p> <p>Philip Zunder 613.725.7170 Ben Zunder 613.913.8858</p>
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FOR LEASE | 265 Centrum Boulevard



Approximately 8,405 SF usable remaining (12,291 SF rentable)	\$15.00/SF (rentable)	\$10.00/SF (Estimated for 2024)	<ul style="list-style-type: none"> • Previously YMCA • Large rectangular pool and a smaller shallow pool, upper deck viewing area, changing rooms, showers, lockers, sauna, etc. • High ceilings with clear column • Ample parking • TI Available (Landlord will install flooring over the pool) 	<p>Flyer</p> <p>MLS 1372194</p> <p>Philip Zunder 613.725.7170 Ben Zunder 613.913.8858</p>
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FOR LEASE | 335 Cumberland Street, Unit 1









Approximately 1,355 SF	\$30.00/SF	\$14.00/SF (Estimated for 2024)	<ul style="list-style-type: none"> • Suitable for any type of retail business • Situated in Ottawa's ByWard Market • Previously tenanted by a hair salon, and a convenience store • Plumbing exists for four (4) hair washing stations • Three (3) large windows showcasing interior 	<p>Flyer</p> <p>MLS 1371824</p> <p>Philip Zunder 613.725.7170 Ben Zunder 613.913.8858</p>
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FOR LEASE | 2640 Innes Road, Unit B8



1,070 SF	\$25.00/SF	Operating Costs: \$15.47/SF plus utilities	<ul style="list-style-type: none"> • Located in Blackburn Shoppes (Blackburn Hamlet) • Plaza is anchored by Metro, Shoppers Drug Mart, Dollarama, Bank of Montreal, Tim Hortons, Subway • Ample free parking • Available immediately 	<p>Flyer</p> <p>MLS 1380255</p> <p>Philip Zunder 613.725.7170 Ben Zunder 613.913.8858</p>
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PROPERTIES	SIZE	RENTAL RATE	ADDITIONAL RENT	COMMENTS	FLYER
<p>NOW PRE-LEASING 120 Lusk Street, LUSK TOWER</p> 	<p>46,285 SF</p> <p>Minimum Divisibility: 1,000 SF</p>	<p>Office: \$26.00/SF Retail: \$40.00/SF Lower: \$16.00/SF</p>	<p>Operating Costs: \$14.00/SF</p>	<ul style="list-style-type: none"> Lusk Tower Medical & Professional Office Building 2 storeys with retail or restaurant on ground floor Located at the intersection of Strandherd Drive and Fallowfield Road, next to 416 	<p>Flyer</p> <p>MLS 1355792</p> <p>Philip Zunder 613.725.7170 Ben Zunder 613.913.8858</p>
<p>FOR LEASE 150 Marketplace Avenue, Unit 1</p> 	<p>Approximately 5,737.24 SF</p>	<p>\$35.00/SF</p> <p>Est. Possession, Second Quarter 2024</p>	<p>\$15.00/SF (2023 Estimated)</p>	<ul style="list-style-type: none"> Ground floor retail space to lease in Barrhaven's newest residential tower Restaurant potential Located just south of Strandherd and Longfield Drive. Retail already includes Wellness Spa, Pharmacy/ Walk -In clinic, Optical Shop 	<p>Flyer</p> <p>MLS 1365706</p> <p>Philip Zunder 613.725.7170 Ben Zunder 613.913.8858</p>
<p>FOR LEASE 471 Terry Fox Drive</p> 	<p>Only 2 units left:</p> <p>Unit 50: 2,323.5 SF (can be split)</p> <p>Unit 80: 1,200.5 SF</p>	<p>\$37.00/SF (starting)</p>	<p>\$15.00/SF (estimated) plus utilities</p>	<ul style="list-style-type: none"> Now available for occupancy Shell Canada anchor Current tenants include Dental office, sandwich shop, nail salon, hair salon, Red Swan Pizza, Turkish Kebab House, Pharmacy, Anytime Fitness, Mathnasium, and Lokma 	<p>Flyer</p> <p>MLS 1372611 1372661</p> <p>Drone Footage</p> <p>Philip Zunder 613.725.7170 Ben Zunder 613.913.8858</p>




PROPERTIES	SIZE	RENTAL RATE	ADDITIONAL RENT	COMMENTS	FLYER
FOR LEASE 2437 Kaladar Avenue, Unit 1, 3 & 4 	Unit 1: 6,664.69 SF Unit 3: 5,07.01 SF Unit 4: 3,276.17 SF	Unit 1: \$16.00/SF Unit 3: \$15.00/SF Unit 4: \$14.00/SF (with escalations)	Included in Rental Rate	<ul style="list-style-type: none"> Near the major intersection of Heron Rd. and Bank St. Located in Heron Park Versatile and functional space suitable for light industrial High ceilings Ample parking at side and rear of building Units 3&4 can be combined 	Flyer MLS 1385044 1385046 1384855 Philip Zunder Ben Zunder 613.725.7170 613.913.8858
FOR LEASE 1144 Old Innes Road 	3,960 SF	\$24.00/SF (with escalations)	Included in rental rate.	<ul style="list-style-type: none"> Showroom and warehouse space Located in Sheffield Glen Industrial Park Exposed ceilings and rigid ducts for a contemporary showroom look Great exposure and signage opportunity from Innes Road Double door at rear 	Flyer MLS 1373915 Philip Zunder Ben Zunder 613.725.7170 613.913.8858
FOR SUBLEASE 6690 Mitch Owens Road 	Approximately 189,000 SF (4.34 AC) Can be subdivided into 1-acre minimum parcels	\$0.75/SF (with escalations)	To be verified.	<ul style="list-style-type: none"> Outdoor storage land Approx. 300 ft. frontage on Mitch Owens Road Zoning: RC3[195r] - Rural Commercial Land is flat and partially cleared, sublandlord will consider improving the land for an extra charge Near where Albion Rd. meets Mitch Owens Rd. 	Flyer MLS 1378991 Philip Zunder Ben Zunder 613.725.7170 613.913.8858

PROPERTIES	SIZE	SALE PRICE	PROPERTY TAXES	COMMENTS	FLYER
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FOR SALE |
1280 Baseline Rd/1440 Merivale Rd



13,785 SF (Building)	\$7,500,000	\$59,241.24 (2023)	<ul style="list-style-type: none"> • Located near the intersection of Merivale Road and Baseline Road • Road access from both sides • Zoning: AM10[2217] Arterial Main Street • Income (2023): \$325,275.50 • Existing tenants include Sushi Kan, Haha KTV, Alpine Tradeshows Inc. 	<p>Flyer</p> <p>Philip Zunder 613.725.7170</p>
28,750 SF (Land Size)				

PROPERTIES	SIZE	SALE PRICE	PROPERTY TAXES	COMMENTS	FLYER
FOR SALE 3809 Borrisokane Road 	34.088 acres	\$42,612,000 (\$1,250,000.00/acre)	\$13,498.00 (2023)	<ul style="list-style-type: none"> Located in Barrhaven, Nepean East of HWY-416 – plans for a new interchange to be constructed at Barnsdale Road Zoning: Proposed IL – Light Industrial (application underway) 	Flyer MLS 1377112 Philip Zunder Ben Zunder 613.725.7170 613.913.8858
FOR SALE 3248 Greenbank Road 	0.909 acres	\$5,550,000	To be verified	<ul style="list-style-type: none"> Located at the intersection of Greenbank and Jockvale Road 258.14 ft. frontage on Greenbank Road Traffic counts in excess of 30,000 vehicles per day Relatively flat and cleared land 	Flyer MLS 1358395 Philip Zunder Joel Freedman 613.725.7170 819.360.7108
FOR SALE 2499 Palladium Drive 	Approximately 1.72 acres	\$2,500,000	To be verified	<ul style="list-style-type: none"> Located adjacent to the Kanata Palladium Auto Park Convenient access to Highway 417 and Terry Fox Drive Adjacent property can be purchased through City of Ottawa 	Flyer Philip Zunder 613.725.7170

OTTAWA TEAM

CONTACT INFORMATION



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