



OFFICE / RETAIL SPACE

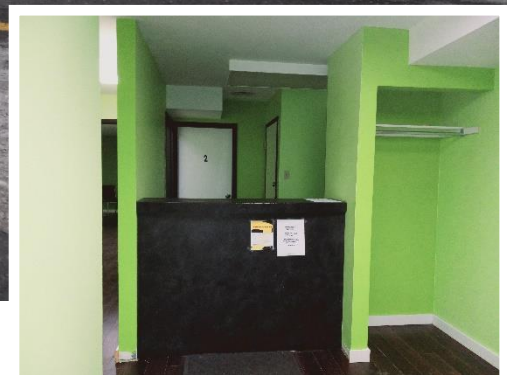
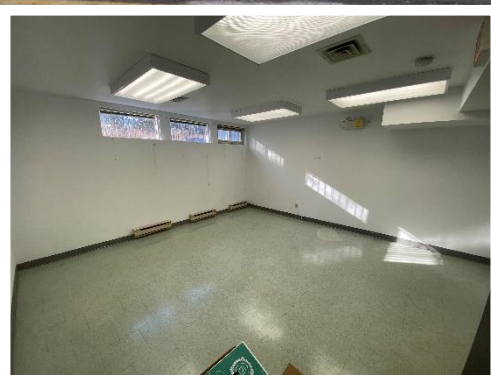
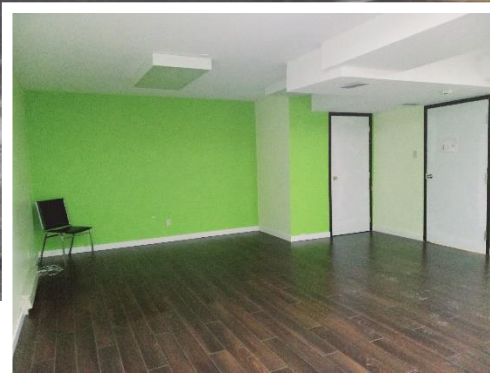
16 GREEN STREET | LL102 and LL103
Ottawa, Ontario

SUMMARY

Lower-level office / retail space available in a unique medical building. Suites vary in size and layout. The property is conveniently located at the corner of Greenbank (Pinecrest) and Fallowfield Road. The building features an industrial wheelchair accessible elevator providing access to the lower-level and second floor. Common area washrooms by the main entrance. **Note: No Restaurant, Cannabis, Place of Worship, or Heavy Industrial uses permitted.**

PROPERTY DETAILS

SIZE	LL102 - 744 sq.ft. LL103 - 263.5 sq.ft. LEASED - LL104 - 416.5 sq.ft.
RENTAL RATE	\$10.00 per sq.ft. Net
ADDITIONAL RENT	\$16.64 per sq.ft. (Hydro included)
LEASE TERM	5 to 10 years
PARKING	Ample parking
AVAILABILITY	Immediate



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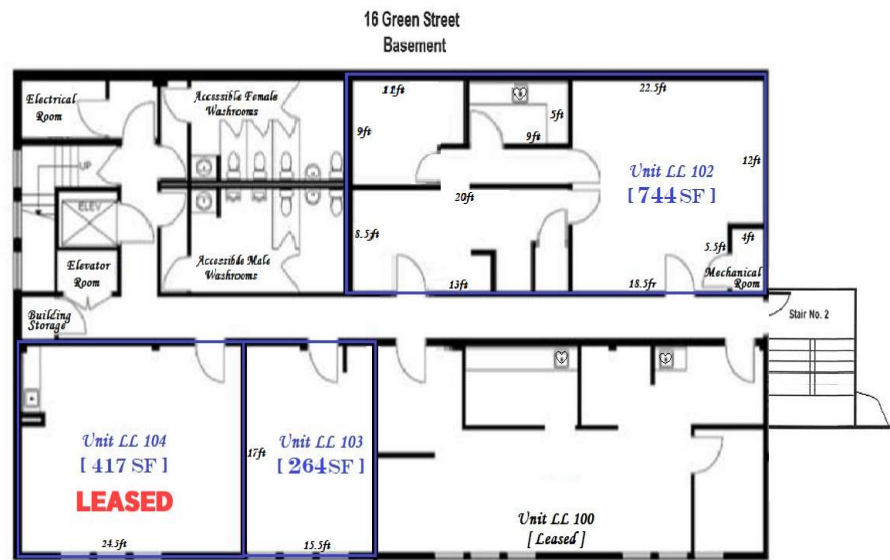


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LOWER-LEVEL FLOOR PLAN



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