

# FOR LEASE

1344 YOUVILLE DRIVE

1344 Youville Drive, Ottawa, ON K1C 7L1



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### OFFERING SUMMARY

Available SF (warehouse):	3,442 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Additional Rent:	approx. \$7.25 PSF
Available SF (office):	1,465 SF
Lease Rate:	\$10.00 SF/yr (NNN)
Additional Rent:	approx. \$8.00 PSF

### PROPERTY OVERVIEW

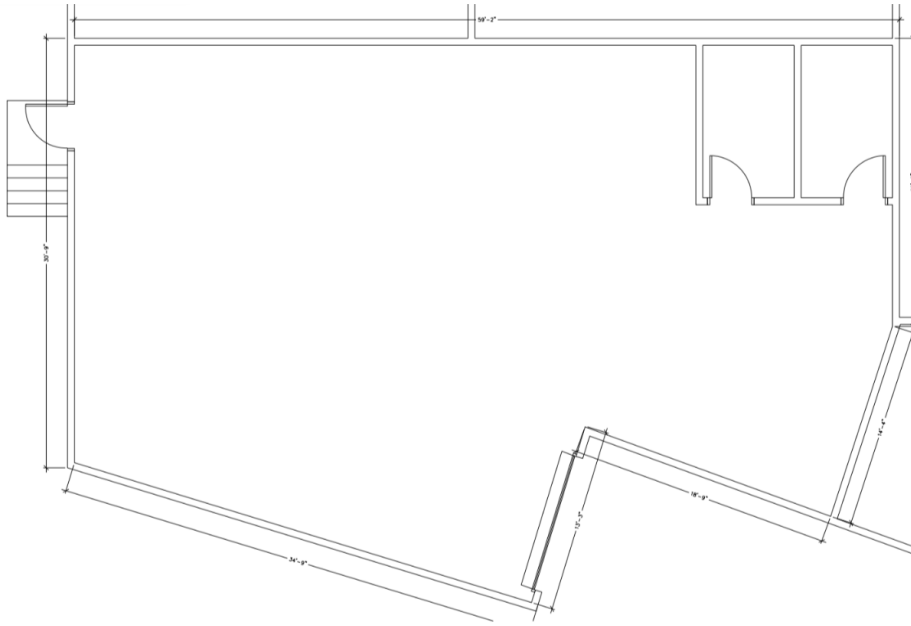
Industrial and second floor (walk up) office space available in a busy Orleans location! Warehouse space (approx. 3,442 SF) features 22 foot clear ceiling height, 1 dedicated dock loading door, 1 shared dock loading door, and 3 phase/100 amp/200 volt electrical power. Second floor office space (approx. 1,465 SF) features small meeting room, conference room, open workspace, and kitchenette. Great sign visibility and ample parking available onsite. Building is surround by many national and local amenities and is just 1.5 km to HWY 417.

### PROPERTY HIGHLIGHTS

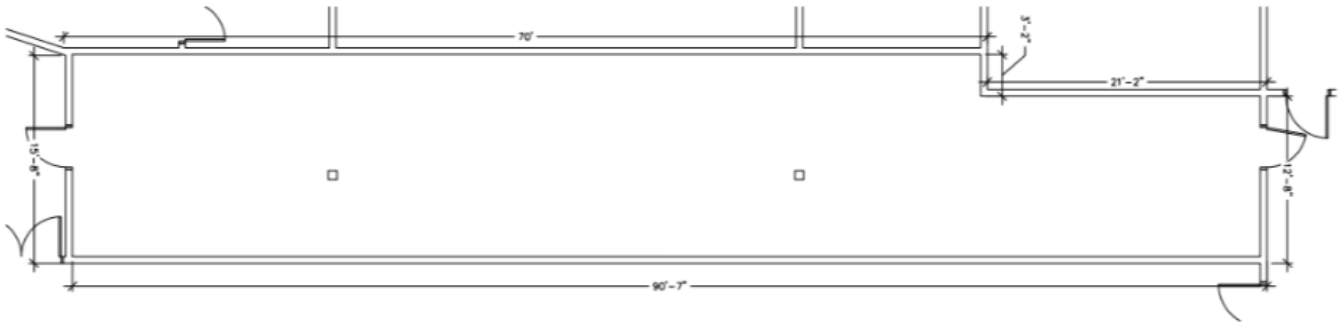
- Ample onsite parking available
- Signage opportunity
- Many amenities nearby
- Connecting warehouse and office space is possible (total of 4,907 SF)
- Unit 13 & 14 (warehouse) available immediately
- Unit 6B (office) available October 1st, 2024

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Floor plans - Unit 13 & 14 (warehouse)



Unit 13



Unit 14

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Photos - Unit 13 & 14 (warehouse)



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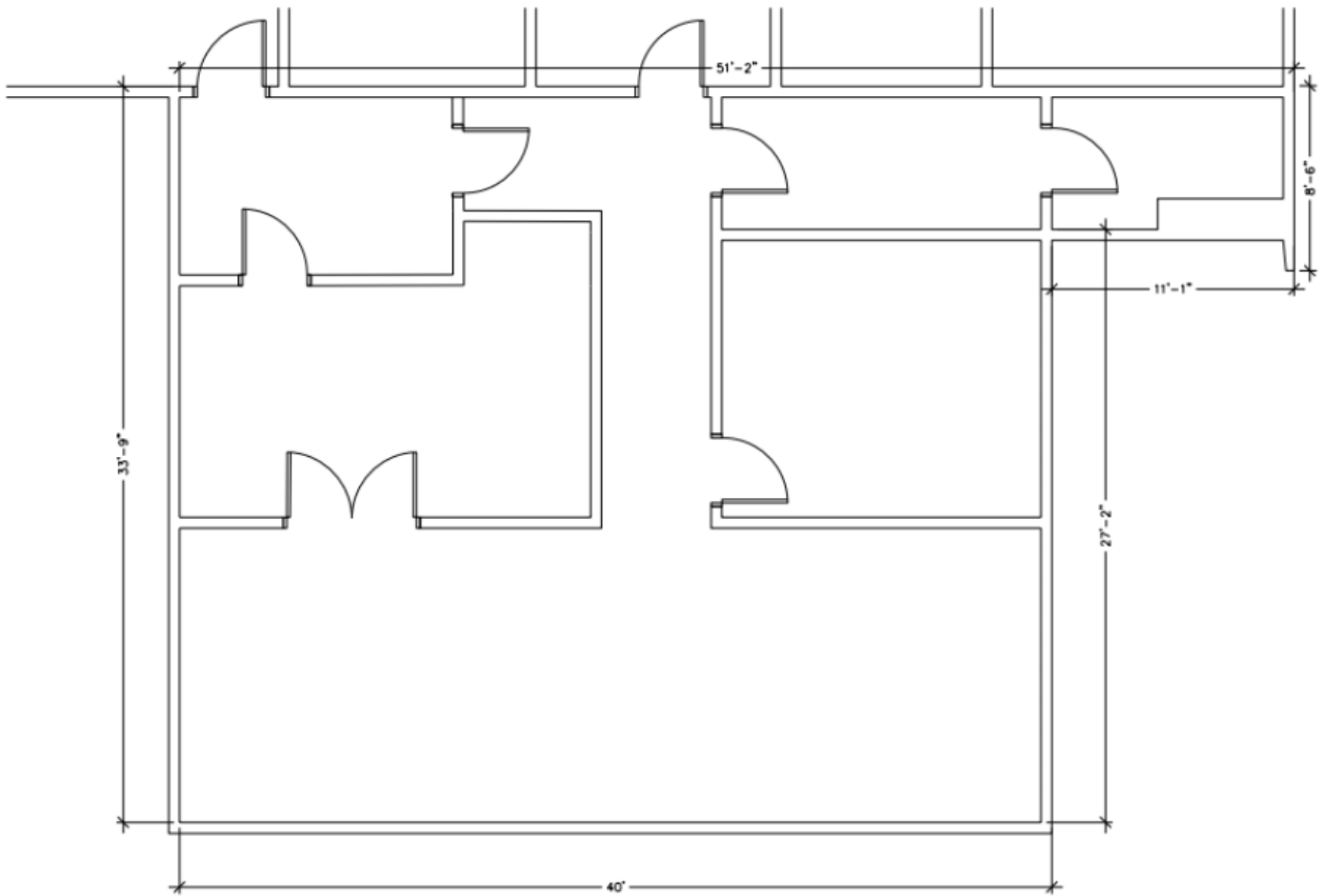
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Floor Plan - Unit 6B (office)



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Photos - Unit 6B (office)



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Retailer Map



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