

FOR LEASE

1344 YOUVILLE DRIVE

Ottawa, ON K1C 7L1



JOHN ZINATI

613.880.4106

john@zinatirealty.com

TANYA WOLFGAM

613.447.2205

tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF:	1,465 SF
Lease Rate:	\$10.00 SF/yr (NNN)
Additional Rent:	approx. \$9.00 PSF (2025)

PROPERTY OVERVIEW

Second floor (walk-up) office space available for lease in a traffic heavy location in Orleans. Unit 6B (approx. 1,465 SF) features a small meeting room, conference room, open workspace, and kitchenette. Great sign visibility and ample parking available onsite. Building is just 1.5 km to HWY 417 and is surrounded by many national and local amenities such as Place d'Orleans, Tim Hortons, etc.

PROPERTY HIGHLIGHTS

- Ample onsite parking available
- Signage opportunity
- No elevators
- Available immediately

JOHN ZINATI

613.880.4106

john@zinatirealty.com

TANYA WOLFGAM

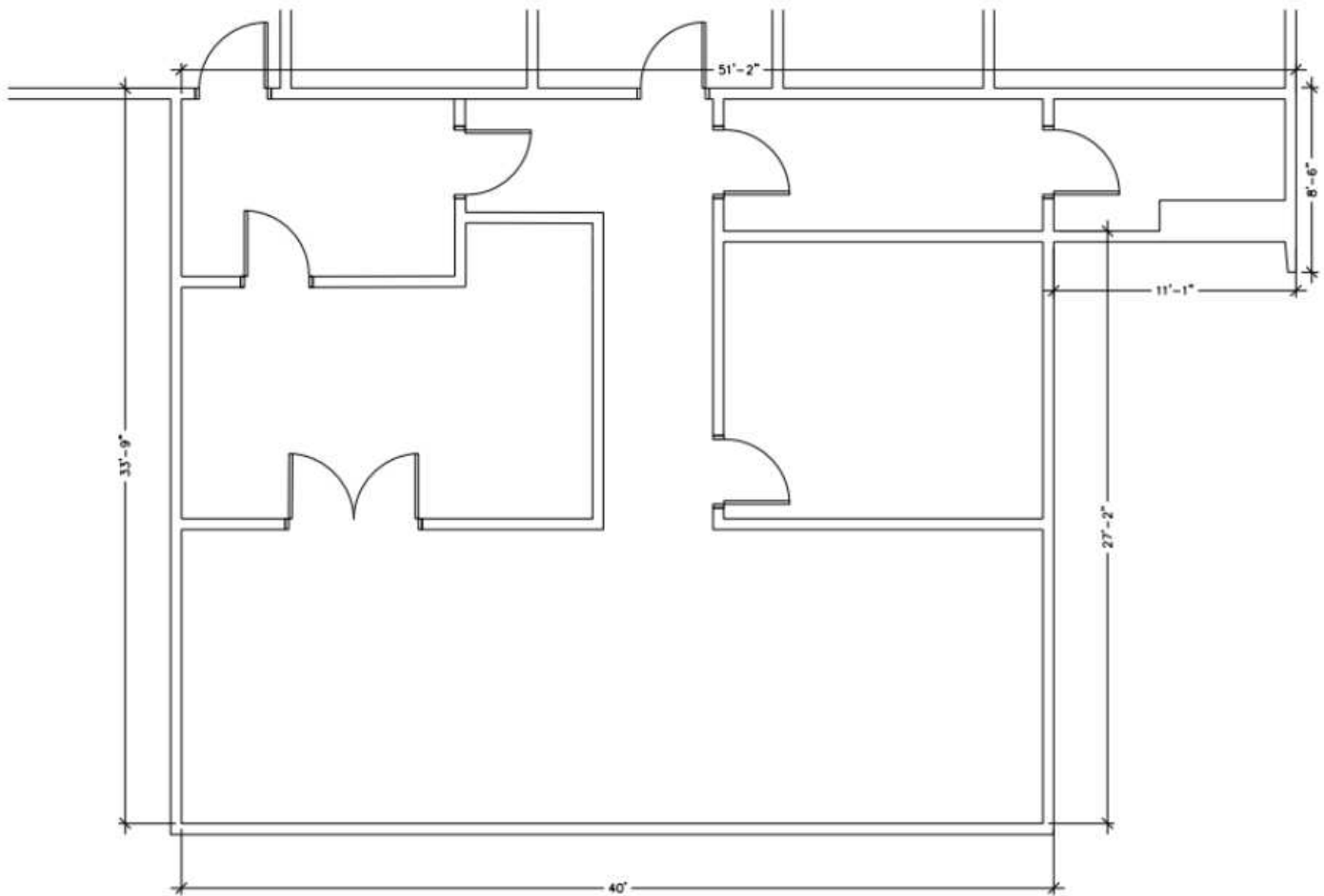
613.447.2205

tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

1344 YOUVILLE DRIVE
OTTAWA, ON K1C 7L1

Floor Plan - Unit 6B (office)



JOHN ZINATI

613.880.4106

john@zinatirealty.com

TANYA WOLFGRAM

613.447.2205

tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

ZINATI
REALTY
COMMERCIAL BROKERAGE

1344 YOUVILLE DRIVE
OTTAWA, ON K1C 7L1

Photos - Unit 6B (office)



JOHN ZINATI

613.880.4106

john@zinatirealty.com

TANYA WOLFGRAM

613.447.2205

tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

ZINATI
REALTY
COMMERCIAL BROKERAGE

1344 YOVILLE DRIVE
OTTAWA, ON K1C 7L1

Retailer Map



JOHN ZINATI

613.880.4106

john@zinatirealty.com

TANYA WOLFGRAM

613.447.2205

tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

 **ZINATI**
REALTY
COMMERCIAL BROKERAGE