

# FOR LEASE

1900 MERIVALE ROAD

Ottawa, ON K2G 4N4



**JOHN ZINATI**

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### OFFERING SUMMARY

Available SF: 1,090 - 1,310 SF  
Lease Rate: \$13.00 - 14.50 SF/yr (NNN)  
Additional Rent: approx. \$14.25 PSF

### PROPERTY OVERVIEW

Two office suites available in a busy retail/office building near Hunt Club Road. This well located building has a high volume of visitors and visibility from Merivale Road. With plenty of windows and elevator access, the suites are ideal for professional services, medical uses, high tech, and many more. Suite 206 with approx. 1,090 sq ft is available immediately and features a reception, kitchenette and three offices (one with a sink). Suite 218 with approx. 1,310 sq ft is move-in ready and features 5 enclosed offices, a boardroom, kitchenette and storage cupboard. Pylon signage and onsite parking available.

### PROPERTY HIGHLIGHTS

- Elevator access
- Pylon signage available
- Onsite parking
- Close to Costco, Canadian Tire, Tim Hortons, RONA, Starbucks, Dollarama and many more amenities
- Suite 206 available immediately; Suite 218 available with 60 days notice

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#### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,090 - 1,310 SF	Lease Rate:	\$13.00 - \$14.50 SF/yr

#### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 206	Available	1,090 SF	NNN	\$13.00 SF/yr	Additional rent approx. \$14.25 PSF. Utilities included.
Suite 218	Available	1,310 SF	NNN	\$14.50 SF/yr	Additional rent approx. \$14.25 PSF. Utilities included.

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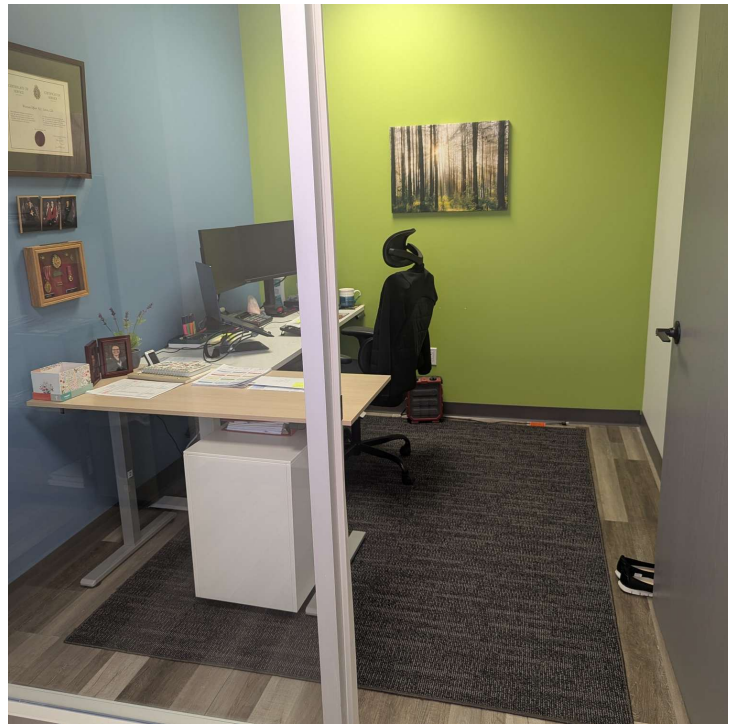
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Additional Photos - Suite 218



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Floor Plan - Suite 206



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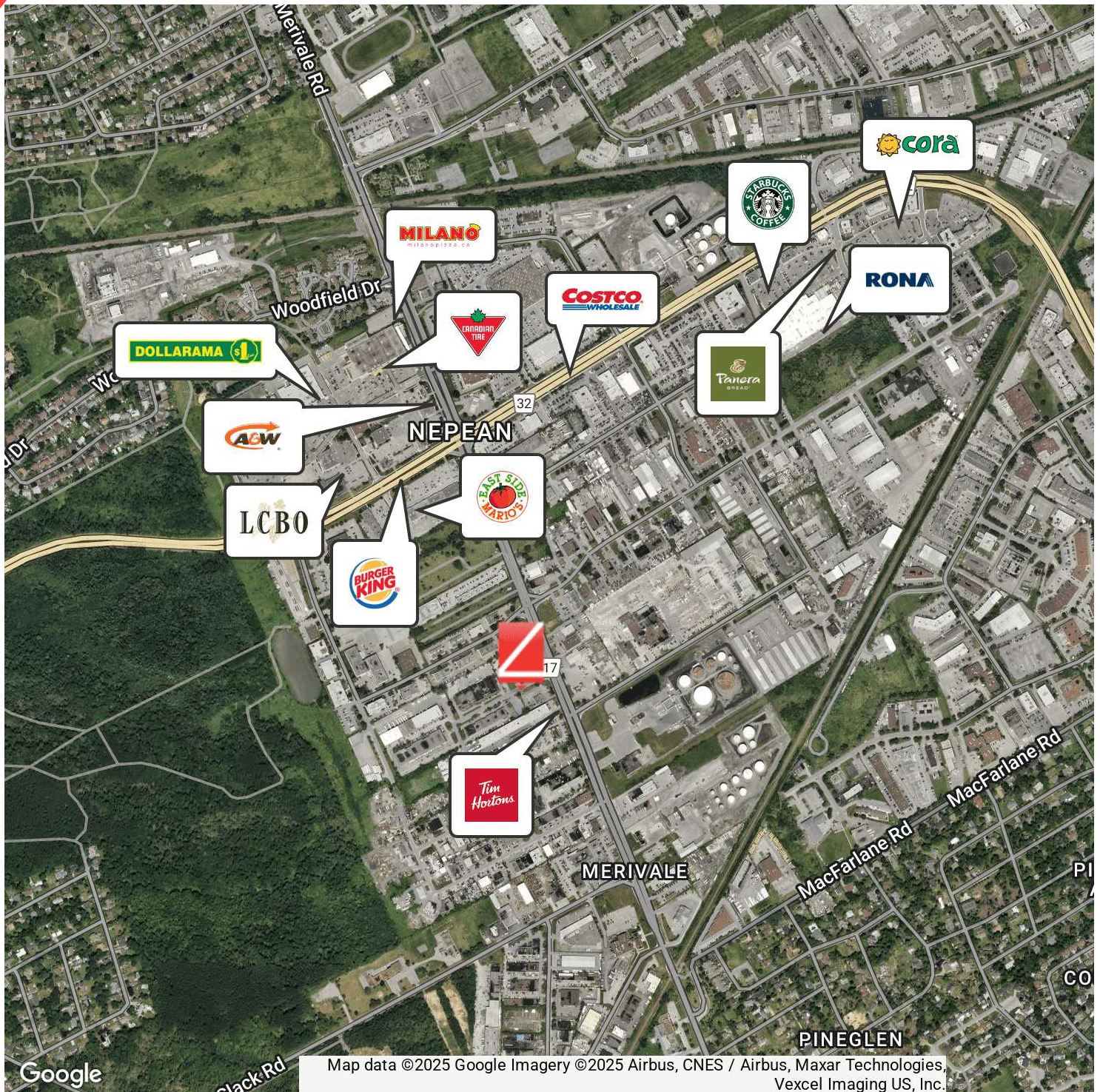
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Retailer Map



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