



OTTAWA, ON, K1C 7L1

RETAIL FOR LEASE

EXECUTIVE SUMMARY

1344 YOVILLE DRIVE
OTTAWA, ON, K1C 7L1



OFFERING SUMMARY

AVAILABLE SF: 2,456 SF
LEASE RATE: \$25.00 SF/yr (NNN)
ADDITIONAL RENT: approx. \$11.54 SF/yr

PROPERTY OVERVIEW

Ground-floor retail space available for lease in a traffic-heavy location in Orleans. Unit B, approx. 2,456 SF, features a reception area, a conference room, open workspace, and a kitchenette.

The modern finishes, and flexible layout make the space particularly well-suited for showroom, specialty retail, professional services, design, technology, and other customer-facing businesses seeking a polished environment with minimal upfront improvements.

Strategically positioned in the heart of Orléans, the property is approximately 1.5 km from Highway 417, providing convenient access to the broader Ottawa market. The surrounding commercial node includes a strong mix of national and local businesses, restaurants, and services. Notable brands, destination businesses, and other amenities nearby include Place d'Orléans, Tim Hortons, Cora's, National Bank, Dairy Queen, Domino's Pizza, and The Royal Oak.

PROPERTY HIGHLIGHTS

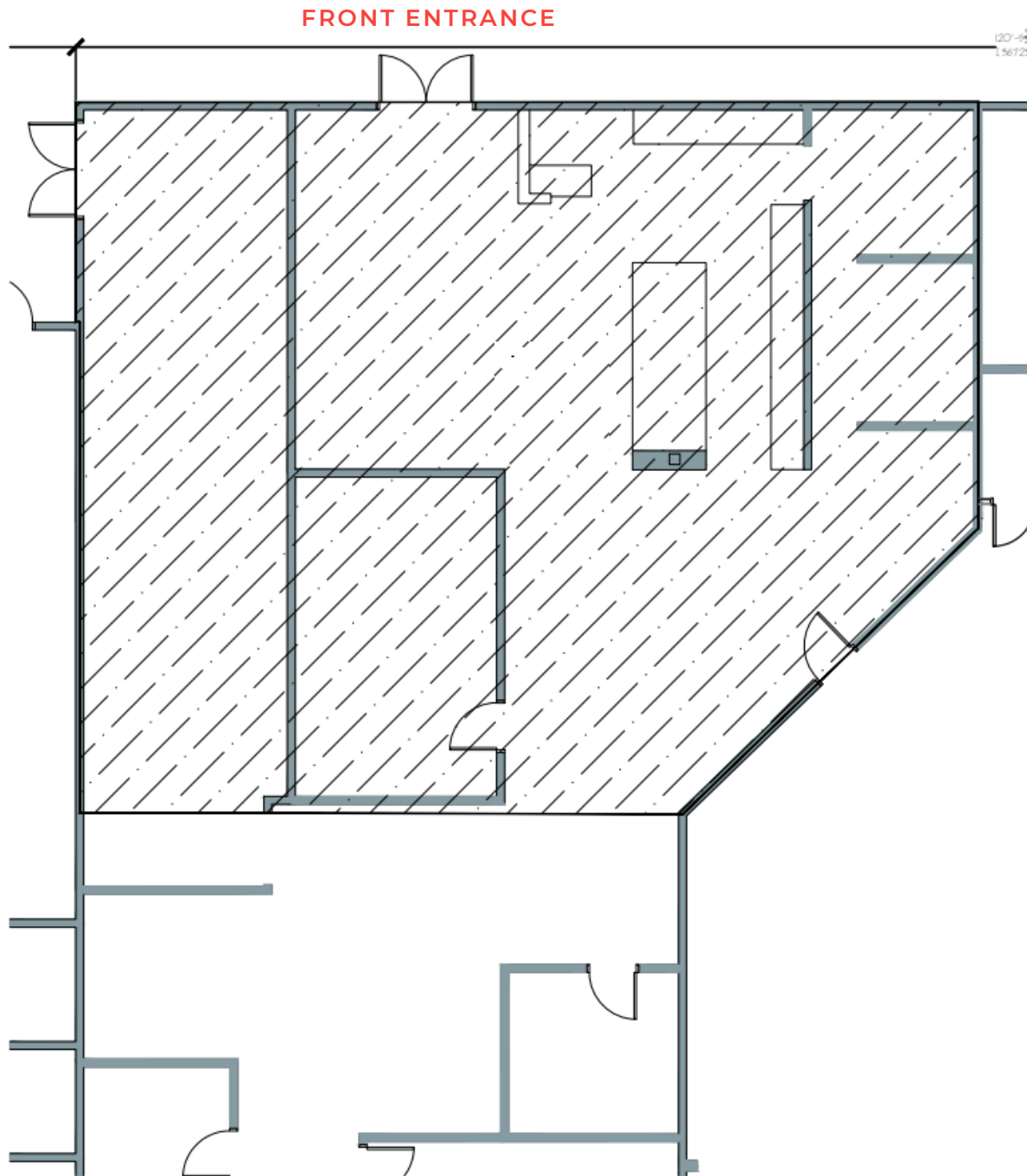
- Available with 30 days notice
- Pylon signage opportunity
- Utilities are extra, tenant is responsible for heat, hydro, and water
- Five (5) assigned parking spaces
- Zoned MS2 H(30)

FLOOR PLANS

SPACE: UNIT B

1344 YOVILLE DRIVE

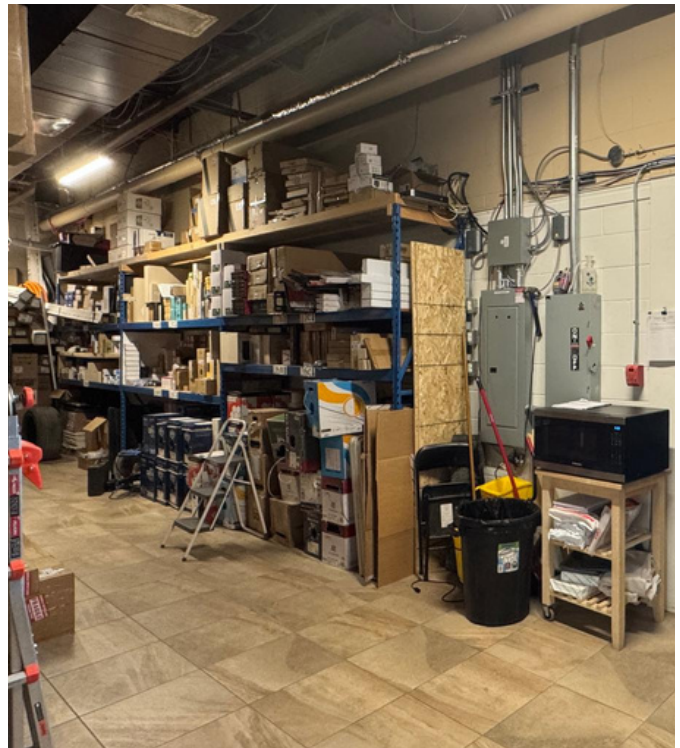
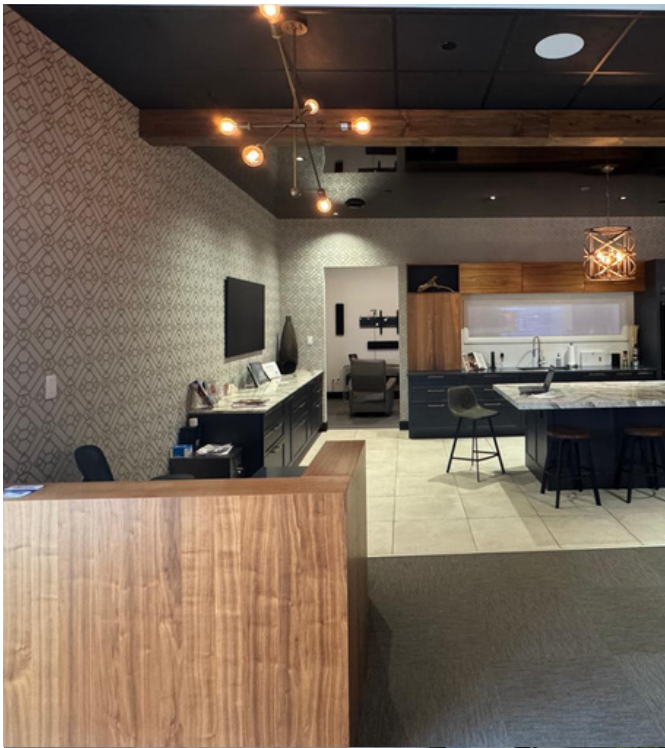
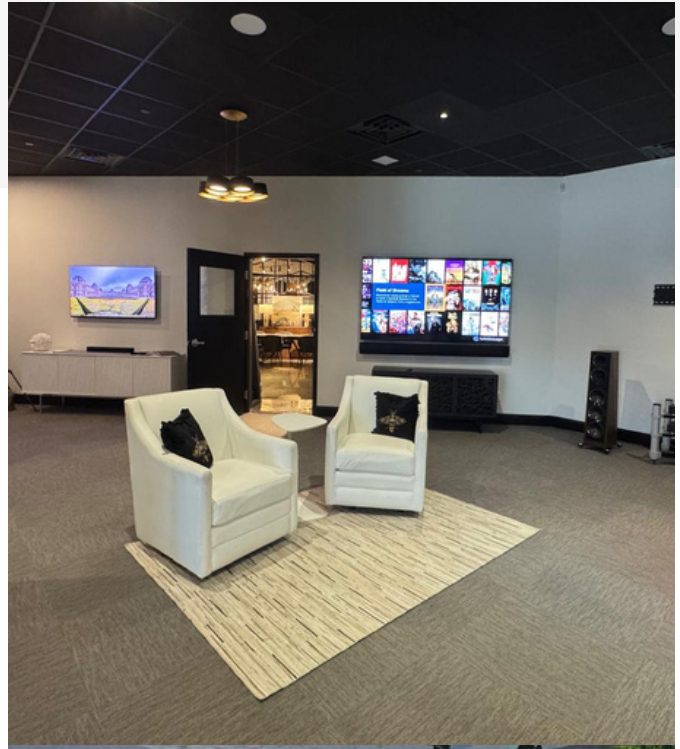
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GROUND LEVEL
UNIT B
APRX. 2,456 SF

ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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RETAILER MAP

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WITHIN WALKING DISTANCE

- Hyundai
- Hollis Wealth
- Enterprise Rent A Car
- Topper's Pizza
- National Bank
- Cora's
- The Royal Oak
- Tim Horton's
- Dairy Queen
- Domino's Pizza

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THANK YOU



We would love to tour the property and discuss a leasing opportunity.

Please contact one of our representatives, and we can get started!

CONTACT

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