

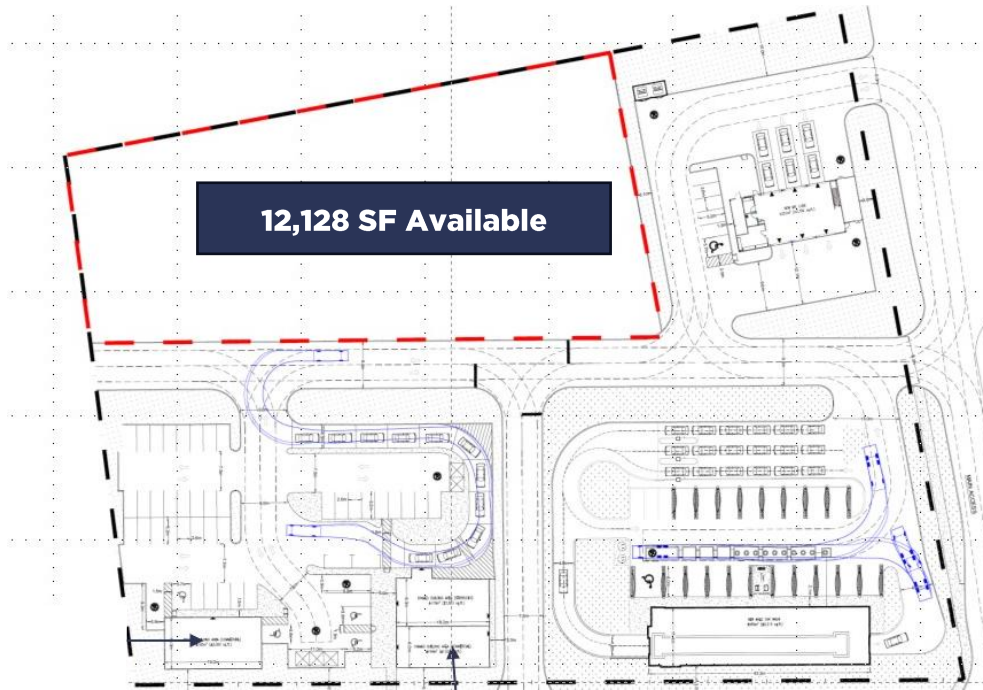
Stittsville Retail Opportunity

6111 HAZELDEAN ROAD, OTTAWA, ONTARIO, K2S 1B9



QUBE PROPERTIES LTD. BROKERAGE | 255 MICHAEL COPWLAND DRIVE | OTTAWA, ON

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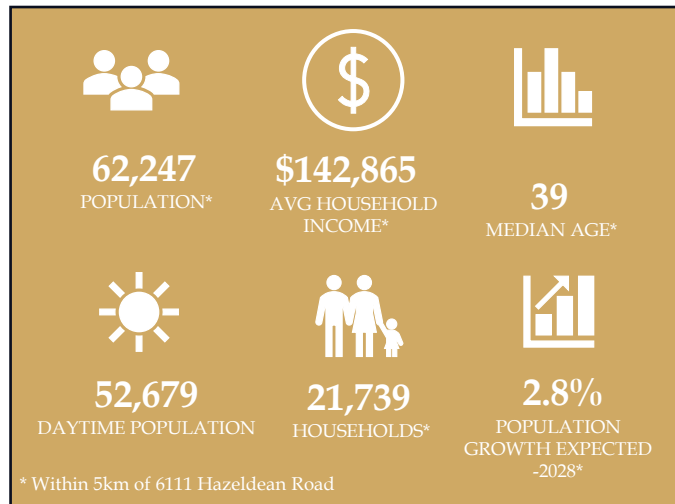
12,128 SF Available

Stittsville's Newest Modern Retail Development Coming Soon

- Join Mr. Lube, Halo Car Wash and Starbucks in the brand-new retail development located in Stittsville, Ottawa.
- High profile opportunity with exposure and frontage along Hazeldean Road.
- Located within minutes of Highway 417 and Highway 7, close to Kanata and directly abutting the retail centre- Jackson Trails.
- Ideally situated in the largest community, west of Kanata. Hazeldean road offers potential tenants an excellent opportunity to situate themselves in a fast-expanding community.
- Expected Occupancy of Q2 2026.
- Building Signage Available

Please Contact
Base Rent (PSF)

\$17.50
Add. Rent (est. 2024)



6111 Hazeldean Road | Aerial View



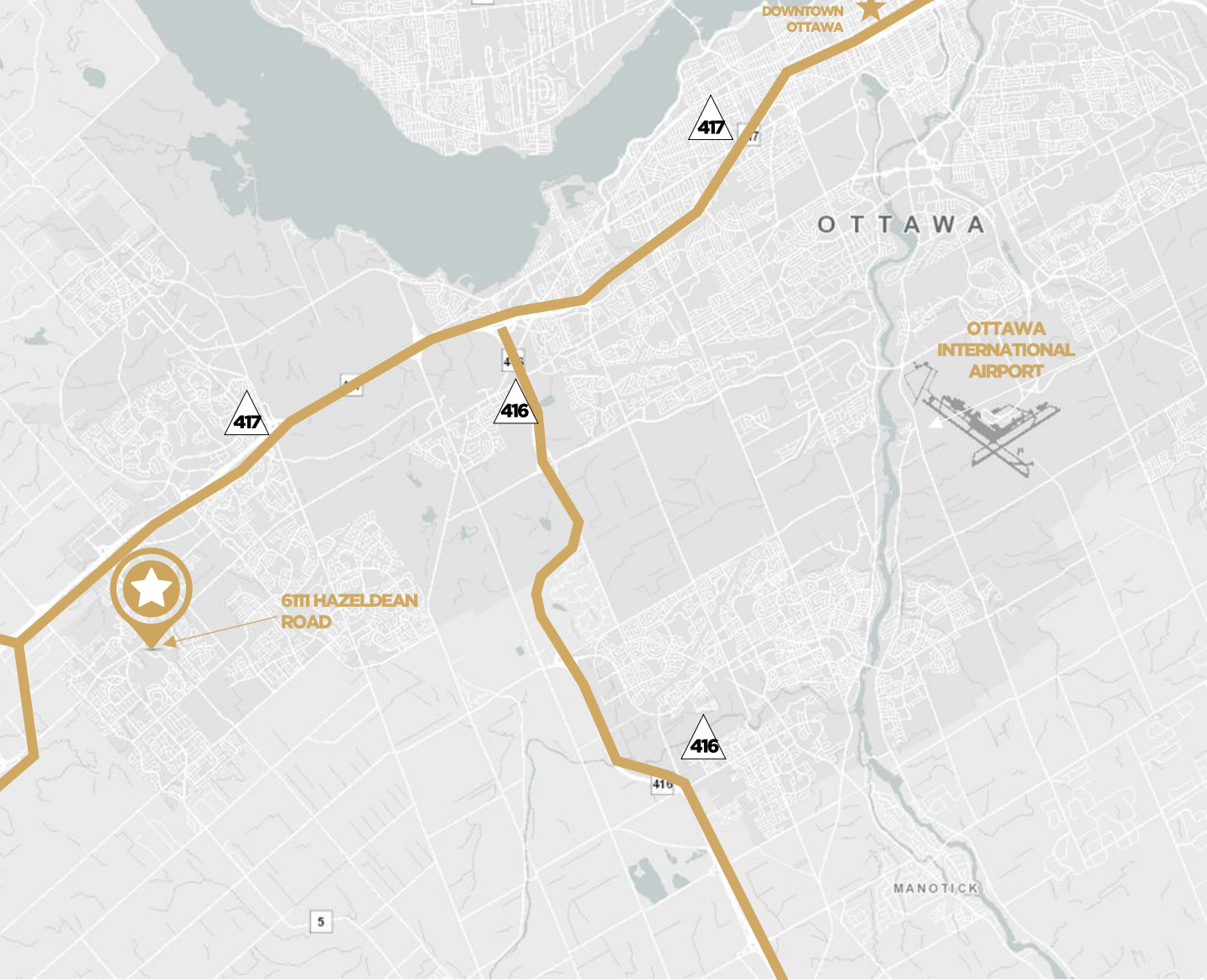
Permitted Zoning Uses (Arterial Mainstreet-9):

- animal care establishment
- automobile dealership
- bank
- broadcasting studio
- catering establishment
- cinema
- community centre
- convenience store
- day care
- drive-through facility
- medical facility
- municipal service centre
- place of worship
- recreational and athletic facility
- residential care facility
- restaurant
- retail store
- sports arena
- theatre
- training center



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