

FOR LEASE

GLOUCESTER CITY CENTRE

1980 Ogilvie Road, Ottawa, ON K1J 9L3



JOHN ZINATI
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 **ZINATI**
REALTY
COMMERCIAL BROKERAGE

GLOUCESTER CITY CENTRE

1980 OGILVIE ROAD, OTTAWA, ON K1J 9L3

Executive Summary



OFFERING SUMMARY

| | |
|------------------------|-----------------------------|
| Available SF: | 2,654 - 9,260 SF |
| Lease Rate | \$10.00 - 15.00 SF/yr (NNN) |
| Additional Rent | Approx. \$23.03 SF/yr |

PROPERTY OVERVIEW

Large, modern office space available for lease in the Gloucester City Center. Multiple units available on the fully accessible second floor. Since September 2019, this building offers small to large enterprises the opportunity to be close to the O-Train Confederation line transit connections in the East side of the metropolitan Ottawa area, providing additional accessibility for everyday shoppers. Nearby businesses offer many amenities for office workers including convenient proximity to a variety of food vendors, gyms and fitness studios, groceries, pharmacies, banking, and recreation, and this location is anchored by recognizable names such as Walmart, Loblaws, and LCBO. The shopping center caters to nearly 118,000 people within a five (5) kilometer radius.

PROPERTY HIGHLIGHTS

- Water Included.
- Tenant pays hydro and gas.
- Close to Highway 174, with great freeway visibility.
- Elevator and escalator access.
- Pylon signage opportunity.
- Immediate availability.

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Lease Spaces



AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-----------|-----------|-----------|------------|---------------|
| Suite 201 | Available | 9,260 SF | NNN | \$15.00 SF/yr |
| Suite 203 | Available | 6,133 SF | NNN | \$10.00 SF/yr |
| Suite 210 | Available | 2,654 SF | NNN | \$10.00 SF/yr |
| Suite 214 | Available | 3,470 SF | NNN | \$15.00 SF/yr |

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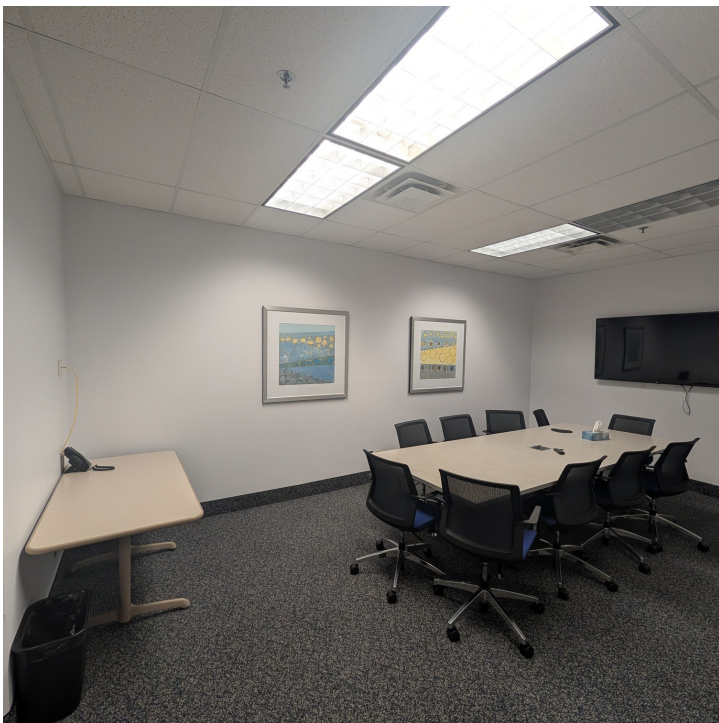
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1980 OGILVIE ROAD, OTTAWA, ON K1J 9L3 - UNIT 201

Additional Photos



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Additional Photos



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1980 OGILVIE ROAD, OTTAWA, ON K1J 9L3 - UNIT 210

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1980 OGILVIE ROAD, OTTAWA, ON K1J 9L3 - 214

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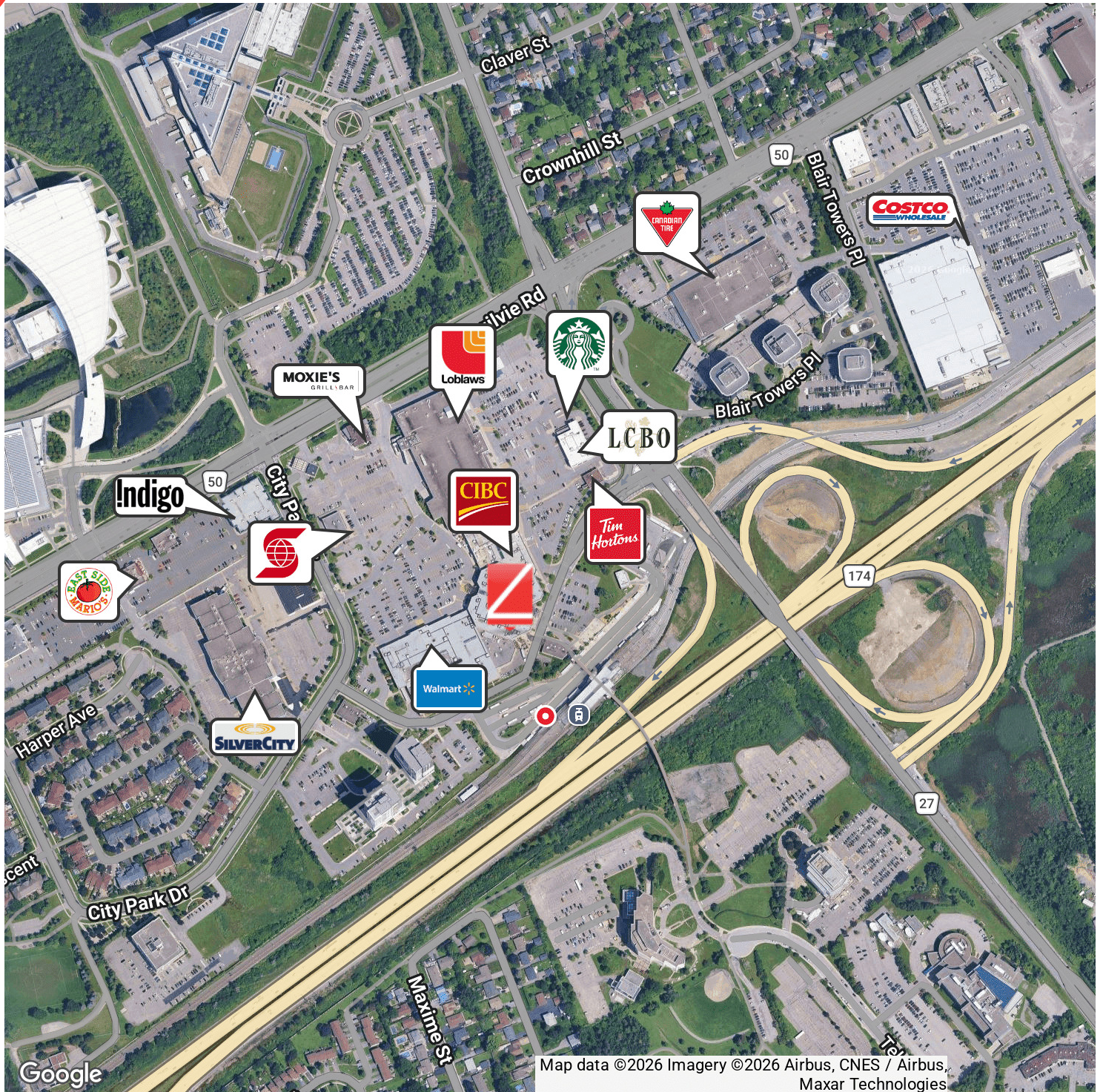
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Retailer Map



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