

# FOR LEASE

501 LACOLLE WAY - UNITS 1 & 2

Ottawa, ON K4A 3M3



**JOHN ZINATI**  
+1(613)880.4106

john@zinatirealty.com

**TANYA WOLFGRAM**  
+1(613)447.2205

tanya@zinatirealty.com

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

 **ZINATI**  
REALTY  
COMMERCIAL BROKERAGE



# 501 LACOLLE WAY - UNITS 1 & 2

## OTTAWA, ON K4A 3M3

### Executive Summary



### OFFERING SUMMARY

|                         |                      |
|-------------------------|----------------------|
| <b>Available SF:</b>    | 2,450 SF             |
| <b>Lease Rate:</b>      | \$25.00 SF/yr        |
| <b>Additional Rent:</b> | Approx. \$8.00 SF/yr |

### PROPERTY OVERVIEW

Bright and spacious south-facing unit available in one of the most premier business parks in Orleans. This sunny end unit boasts front and rear access, as well as large windows on three walls. A combined space, it is officially listed as Units 1 and 2. It is well finished with polished concrete flooring in near-mint condition. A large showroom with modern LED lighting makes up the majority of the unit's 2,450 square foot available space. It is complete with reception and workspace areas. The unit has two (2) accessible washrooms installed, with one (1) being finished for customer use, and the second located by the storage/warehouse for staff. In the storage/warehouse area there is a suspended secondary furnace, and a sprinkler system is installed throughout the unit. Onsite parking for five (5) dedicated spaces. Available immediately. Utilities extra.

### PROPERTY HIGHLIGHTS

- 21 foot ceiling height.
- Closed natural gas forced air heating.
- Rooftop HVAC.
- Unit has 100 amp, 600 volt, 3 phase power.
- One (1) at grade loading doc, 10 ft by 10 ft loading door.

#### JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

#### TANYA WOLFGRAM

+1(613)447.2205

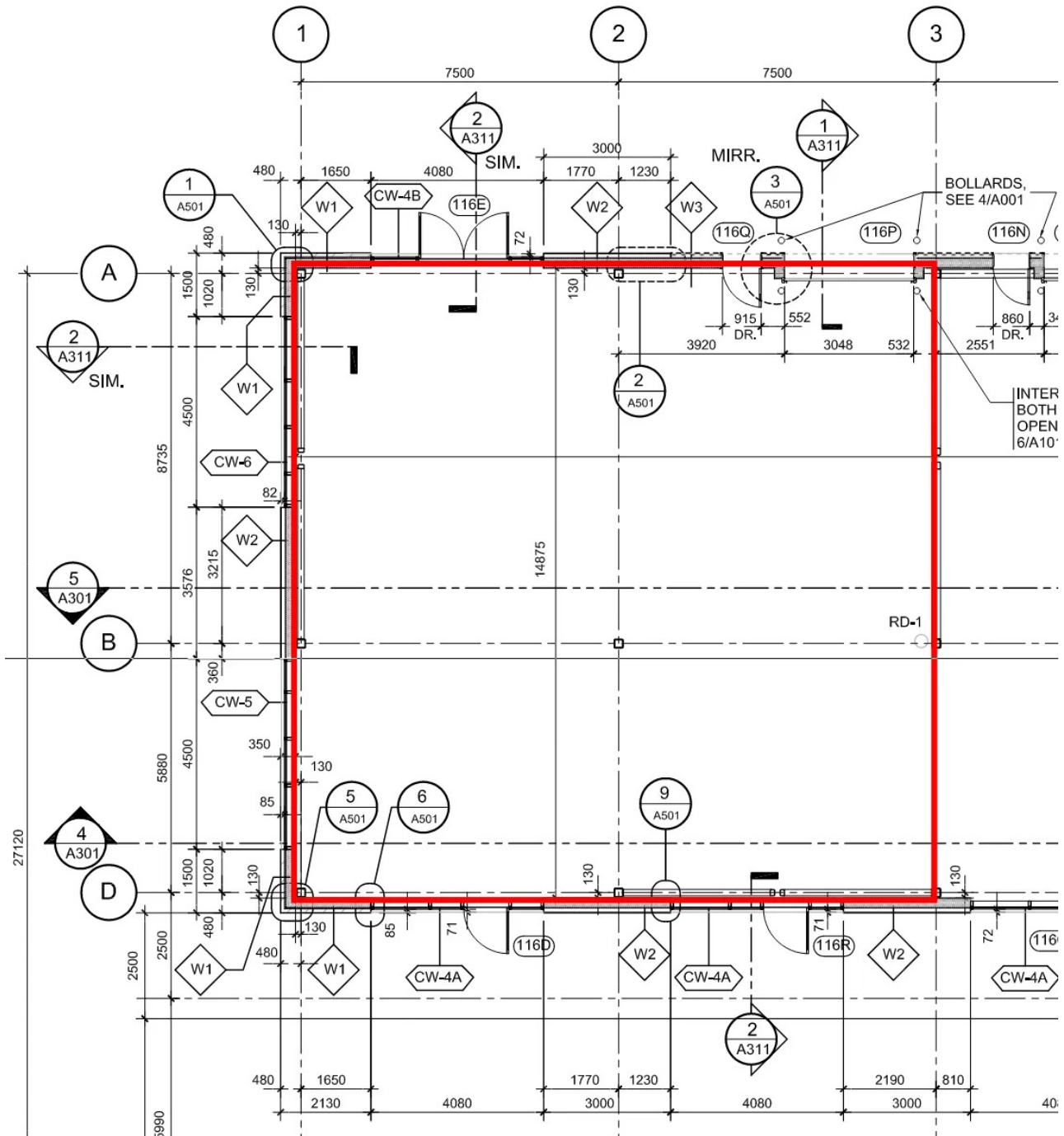
tanya@zinatirealty.com

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

# 501 LACOLLE WAY - UNIT 1 & 2

## OTTAWA, ON K4A 3M3

Floor Plan



JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

TANYA WOLFGAM

+1(613)447.2205

tanya@zinatirealty.com

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

**ZINATI**  
REALTY  
COMMERCIAL BROKERAGE



# 501 LACOLLE WAY - UNITS 1 & 2

## OTTAWA, ON K4A 3M3

Additional Photos



**JOHN ZINATI**

+1(613)880.4106

john@zinatirealty.com

**TANYA WOLFGRAM**

+1(613)447.2205

tanya@zinatirealty.com

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

**ZINATI**  
REALTY  
COMMERCIAL BROKERAGE



# 501 LACOLLE WAY - UNITS 1 & 2

## OTTAWA, ON K4A 3M3

Additional Photos



**JOHN ZINATI**  
+1(613)880.4106

john@zinatirealty.com

**TANYA WOLFGRAM**  
+1(613)447.2205

tanya@zinatirealty.com

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

**ZINATI**  
REALTY  
COMMERCIAL BROKERAGE



# 501 LACOLLE WAY - UNITS 1 & 2

OTTAWA, ON K4A 3M3

Retailer Map



**JOHN ZINATI**

+1(613)880.4106

john@zinatirealty.com

**TANYA WOLFGRAM**

+1(613)447.2205

tanya@zinatirealty.com

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

**ZINATI**  
REALTY  
COMMERCIAL BROKERAGE