

FOR LEASE

34 Highbury Park Drive

Ottawa, ON K2J 5C6



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 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF:	2,357 SF
Lease Rate:	\$40.00 SF/yr (NNN)
Additional Rent:	approx. \$19.57 SF/yr

PROPERTY OVERVIEW

Turnkey fitness unit, ideal for local entrepreneurs or franchisors, available for lease in Barrhaven off Greenbank Road. Location offers excellent visibility and access to a vibrant and established community. Unit features a large soundproof fitness studio offering plenty of room for patrons, a reception area, two (2) multi-stall change and shower rooms, and a large accessible staff washroom. There are currently 13 spin bikes available for purchase, and an additional 20 for lease. Quick and easy access to nearby arterial routes, ample free onsite parking, and public transit just steps away. Join popular amenities such as A&W, Chocolats Favoris, Argos Greek, Yogatown, Orange Theory, Browns Social House, Mad Radish, Skins, and more. Available May 1st. Utilities extra.

PROPERTY HIGHLIGHTS

- 120/208 volt, 225 amp, 3 phase power.
- 11 foot ceilings with HVAC below.
- Reception furnishings, water fountains and lockers available.
- Rooftop unit for forced air natural gas heating and AC.
- Single door at grade loading space in the back of unit.

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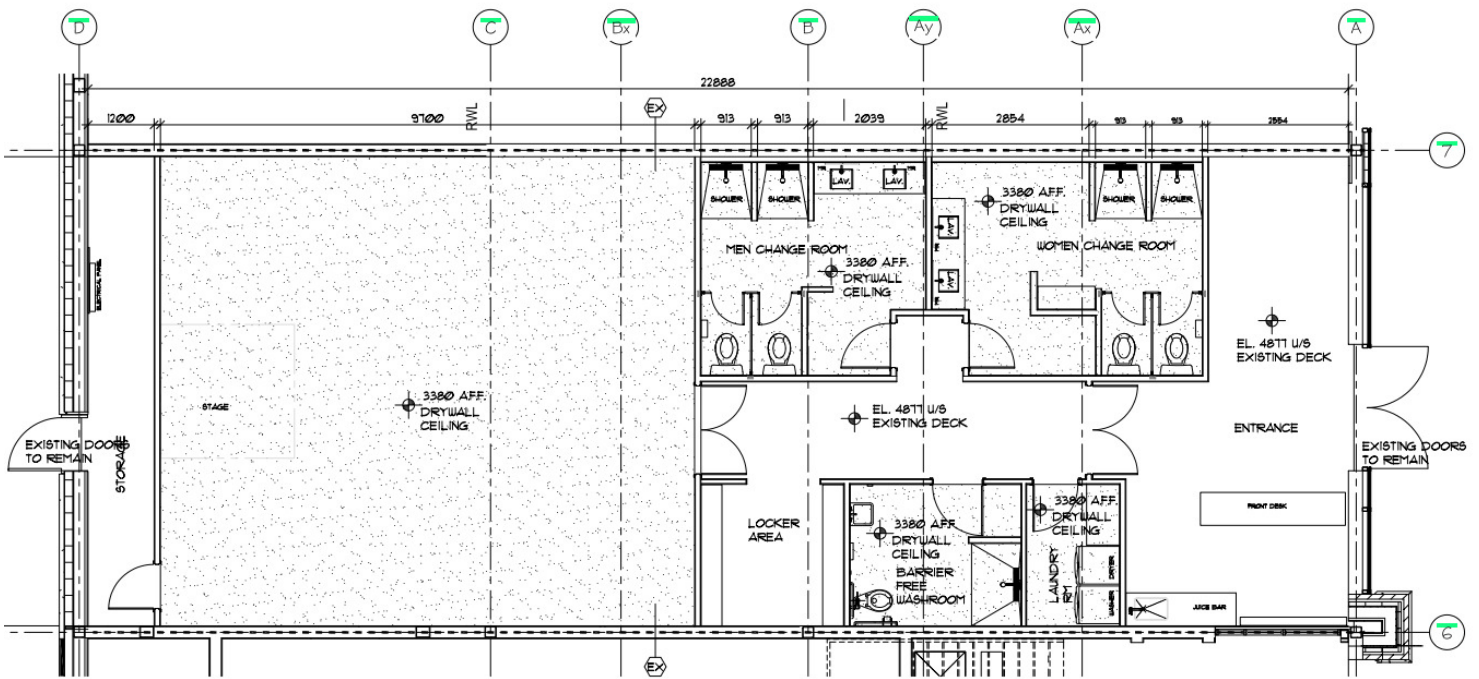
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Floor Plan



REFLECTED CEILING PLAN
1:75

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Additional Photos



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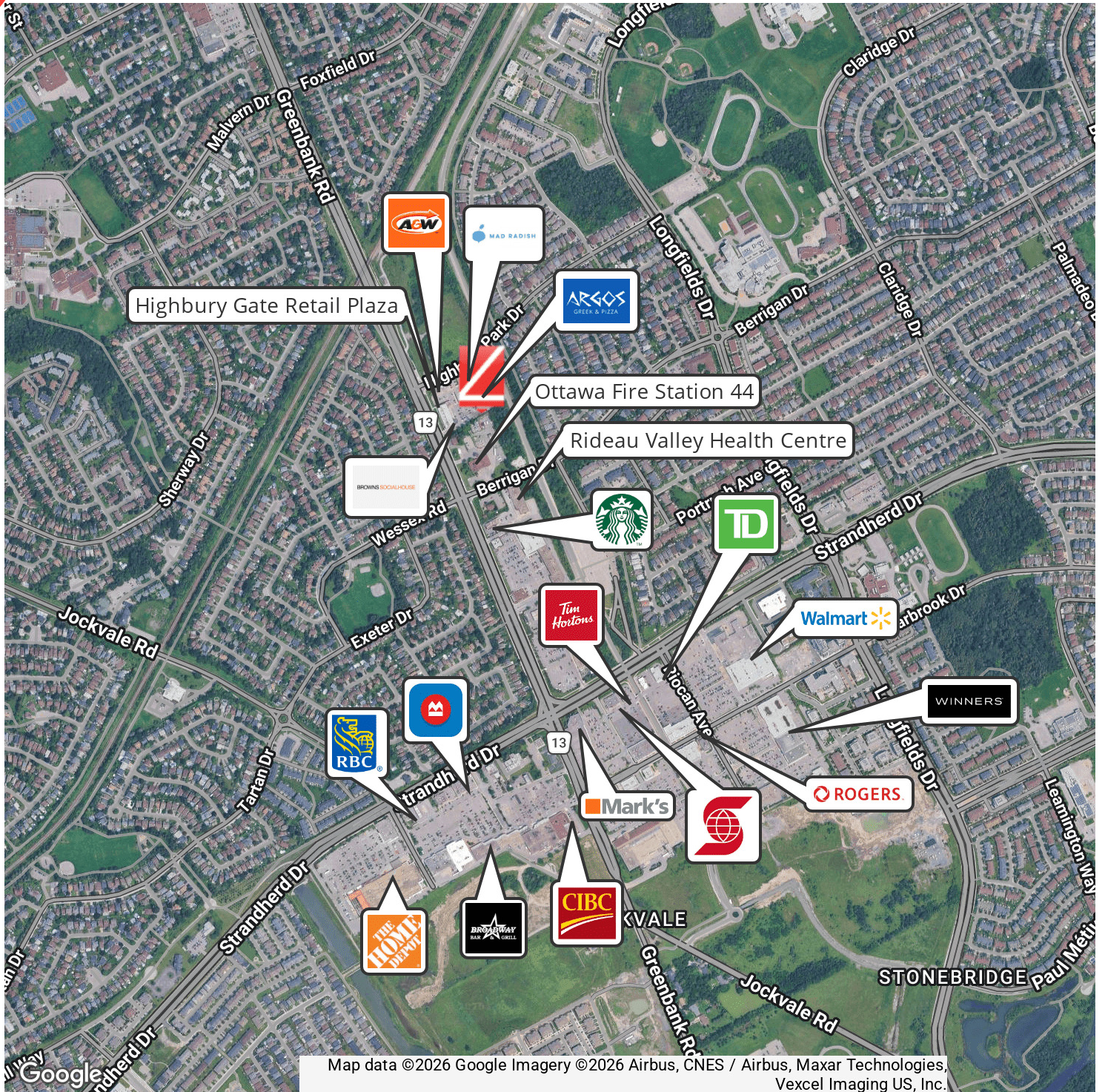
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Retailer Map



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