



*For Sublease*  
**Fully Furnished Turnkey  
Opportunity**

**1970 Merivale Road, Ottawa, ON**

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# For Sublease

1970 Merivale Road | Ottawa, ON

## Description

This fully furnished turnkey opportunity offers exceptional flexibility and convenience. The space can be subleased individually or combined to meet your specific requirements, making it ideal for a variety of uses. Enjoy an abundance of natural light throughout the premises, complemented by an on-site generator that provides 100% backup power for uninterrupted operations. Accessibility is ensured with a dedicated access ramp, and the property boasts prime visibility and exposure on high-traffic Merivale Road, delivering outstanding presence and accessibility for your business.

**Address:** 1970 Merivale Road

**Location:** Conveniently located just South of W Hunt Club Road

**Zoning:** IP[2596]

**Type:** Flex/Office

<b>Rentable Area:</b>	Suite 103A	1,552 SF
	Suite 103B	2,913 SF
	<b>Combined:</b>	<b>4,468 sf</b>

**Asking Rate** Negotiable. Contact listing agent for price guidance

**Additional Rent:** \$11.51 PSF (2025 est.)  
Excluding in-suite janitorial

**Occupancy:** Immediate occupancy  
Sublease term expires March 31, 2027



Frontage on busy main street



Flexible space offers a wide variety of uses



Ample on-site parking



Ample natural light

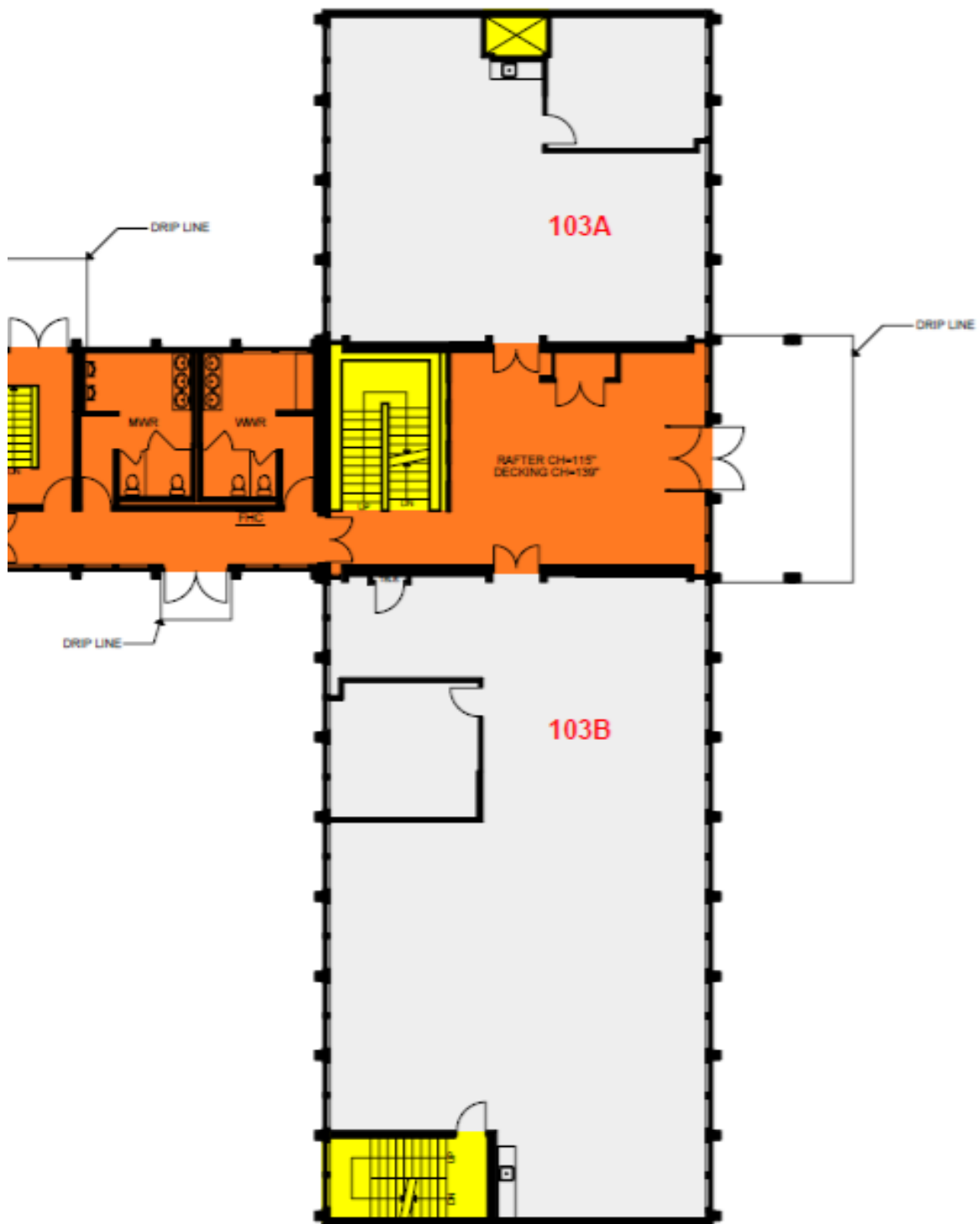
# Property Photos

1970 Merivale Road | Ottawa, ON

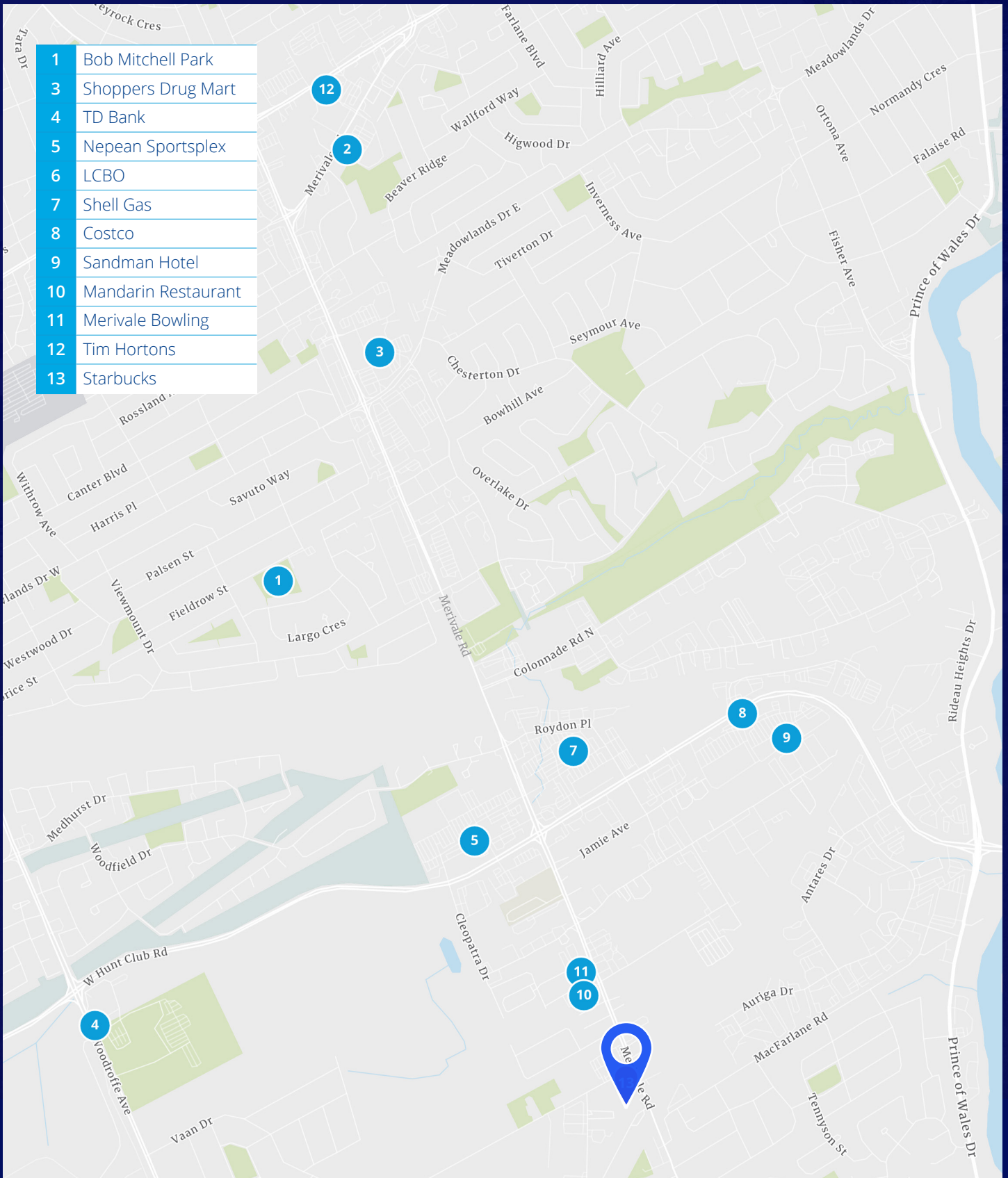


# Floor Plan

1970 Merivale Road | Ottawa, ON



# Surrounding Amenities





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