

1440 CYRVILLE

1454 CYRVILLE ROAD OTTAWA, ON K1B 3L9



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Additional Rent:	\$6.86 SF/yr + utilities
Building Size:	37,500 SF
Available SF:	3,800 SF
Year Built:	1979
Renovated:	2020
Zoning:	IL2 F(0.7) H(14)
Market:	Ottawa
Submarket:	East Ottawa

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at 1440 Cyrville Road, Ottawa. This unit boasts exceptional exposure and accessibility, making it an ideal location for businesses seeking high visibility. The property offers efficient loading and storage with grade-level loading and one 14' overhead door, as well as a spacious interior with a 16' clear ceiling height, providing flexibility for various uses. Situated in a high-traffic area with direct LRT access, the property offers ample signage opportunities, including pylon and storefront options. With convenient on-site parking for customers and staff, this property is truly a standout opportunity for businesses seeking a strategic location.

PROPERTY HIGHLIGHTS

- Excellent exposure and accessibility
- Efficient loading & storage with grade-level loading and one 14' overhead door
- Spacious interior with a 16' clear ceiling height for flexible use
- Prime location in a high-traffic area with direct LRT access
- Ample signage opportunities including pylon and storefront options
- Convenient on-site parking (2.6:1,000) for customers and staff



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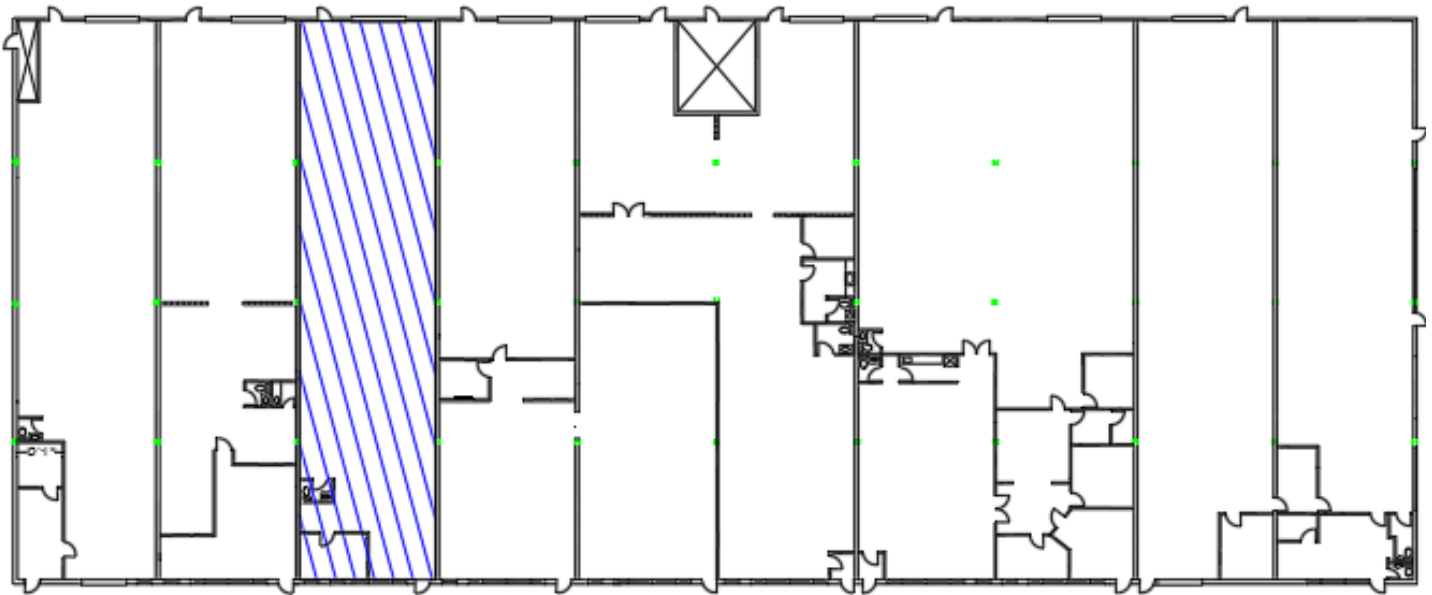
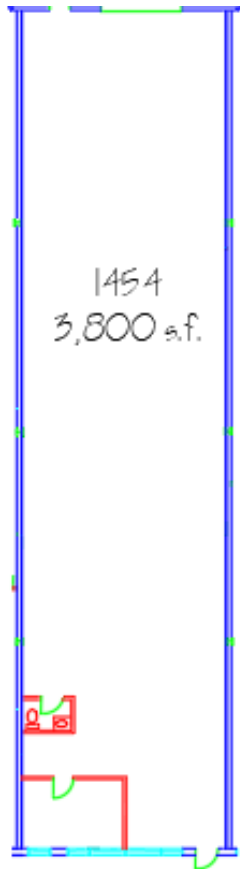
FOR LEASE

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