

# FOR LEASE

3 CHARTWELL AVENUE

Ottawa, ON K2G 4K3



**JOHN ZINATI**  
+1(613)880.4106  
john@zinatirealty.com

**ALEX HEWSON**  
+1(613)601.4490  
alex@zinatirealty.com

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

 **ZINATI**  
REALTY  
COMMERCIAL BROKERAGE



### OFFERING SUMMARY

Available SF:	1,409 SF
Lease Rate:	\$30.00 SF/yr (NNN)
Additional Rent:	approx. \$13.66 PSF

### PROPERTY OVERVIEW

Retail unit available for lease in Nepean located in the Craig Henry Plaza. This endcap unit offers approx. 1,409 square feet of retail space within a busy, high traffic neighborhood. Ideal for medical, personal service, general retail or restaurant use. Pylon signage available.

### PROPERTY HIGHLIGHTS

- Convenient central location
- Signage opportunity
- Close to multiple amenities
- Utilities extra

**JOHN ZINATI**

+1(613)880.4106

john@zinatirealty.com

**ALEX HEWSON**

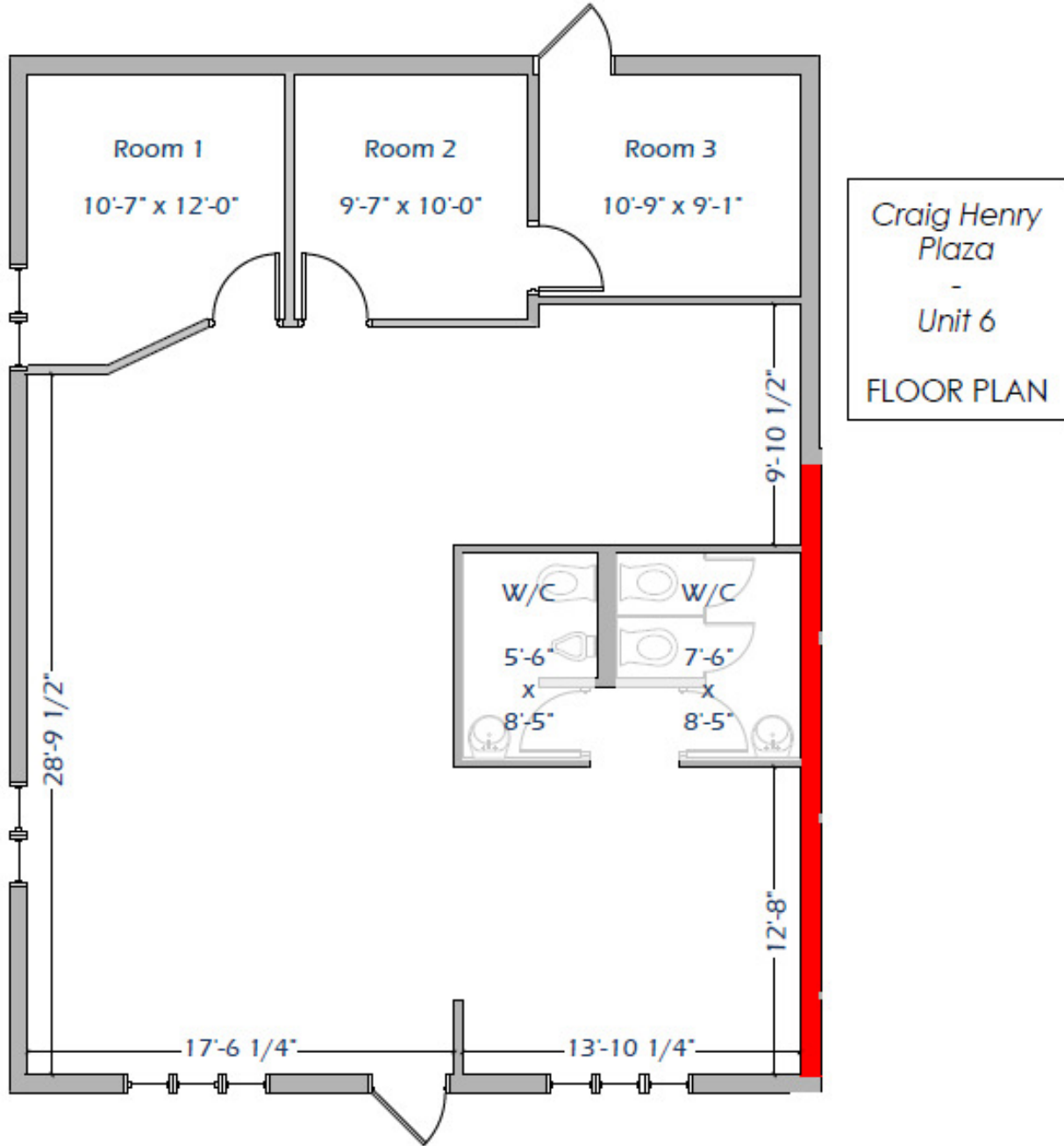
+1(613)601.4490

alex@zinatirealty.com

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

3 CHARTWELL AVENUE  
OTTAWA, ON K2G 4K3

Floor Plan



JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

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

ALEX HEWSON

+1(613)601.4490

alex@zinatirealty.com

3 CHARTWELL AVENUE  
OTTAWA, ON K2G 4K3

Additional Photos



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

john@zinatirealty.com

**ALEX HEWSON**  
+1(613)601.4490

alex@zinatirealty.com

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

**ZINATI**  
REALTY  
COMMERCIAL BROKERAGE

# 3 CHARTWELL AVENUE

OTTAWA, ON K2G 4K3

Retailer Map



Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

**JOHN ZINATI**

+1(613)880.4106

john@zinatirealty.com

**ALEX HEWSON**

+1(613)601.4490

alex@zinatirealty.com

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

**ZINATI**  
REALTY  
COMMERCIAL BROKERAGE