

RETAIL SHOWROOM PROPERTY  
FOR LEASE



CANTOR  
REALTY CORP.

CANTOR REALTY CORP., BROKERAGE  
COMMERCIAL SALES AND LEASING

# PRIME RETAIL WAREHOUSE FOR LEASE

1818-A WOODWARD DRIVE  
OTTAWA, ON





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# RETAIL/SHOWROOM/WAREHOUSE PROPERTY FOR LEASE

1818-A Woodward Drive | Ottawa, ON

## Executive Summary



### OFFERING SUMMARY

Lease Rate:	Starting @ \$20 SF/yr (NNN)
Additional Rent:	\$8.32 SF/yr
Available SF:	11,284 SF + 1,000 SF Mezz. @ No Charge
Parking:	30 Stalls
Warehouse:	Approx. 3,500 SF + 1,000 SF Mezz.
Warehouse Clear Height:	19'-5"
Warehouse Loading:	1 Shared Loading Dock and 1 Grade Loading
Zoning:	IM[260] H(11)
Availability:	Jan. 1, 2027

### PROPERTY OVERVIEW

Conveniently located just South of the HWY 417 Maitland overpass, in the Carlington Business Park. Known as the most centrally located business park in Ottawa, this free-standing dual-tenanted retail showroom building boasts an available 11,284 SQFT of which 3,500 SQFT is 19' warehouse, shared loading dock facilities, 14' showroom ceilings, and ample free customer parking. The available space is ideal for a multitude of retail-showroom uses seeking a prime, centrally located site.

### PROPERTY HIGHLIGHTS

- Ceiling Height: 14' to u/s of deck;
- Electrical: 200A @ 600V, three-phase;
- HVAC: 2 x 10 Ton RTU's
- Separately metered electricity and gas;
- Water is included in additional rent;
- 2 Bathrooms;
- Full kitchenette;



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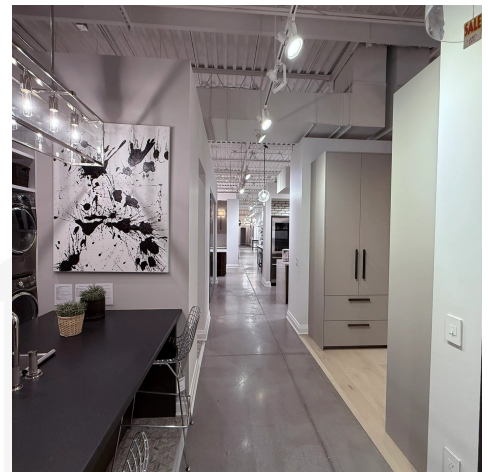
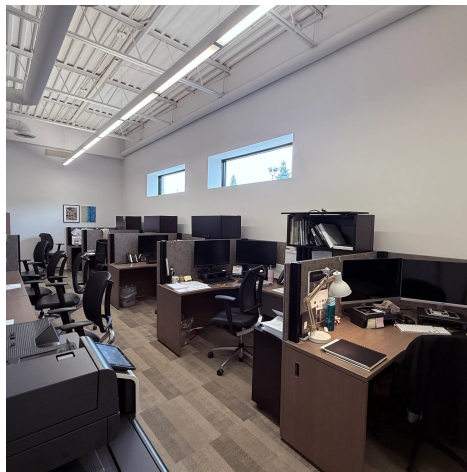
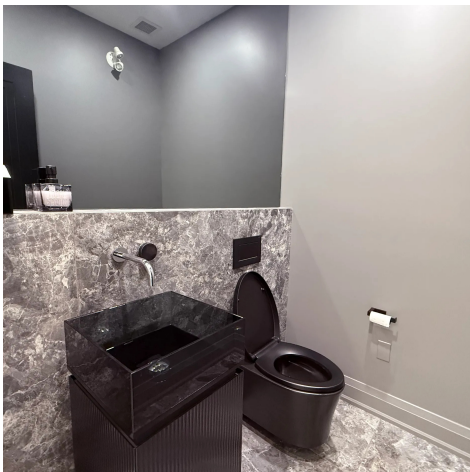
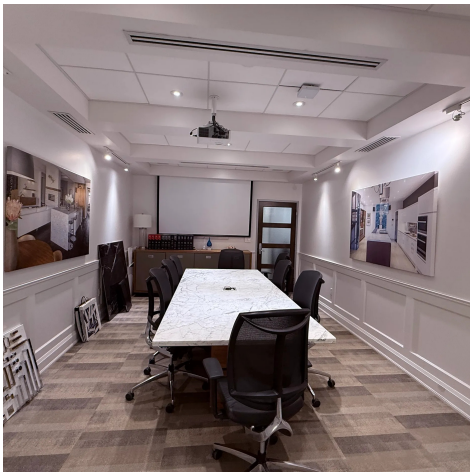


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Additional Photos



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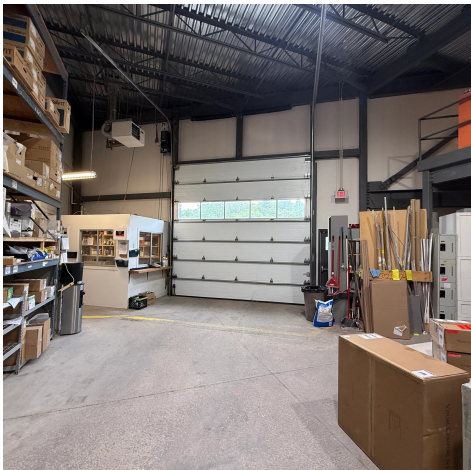
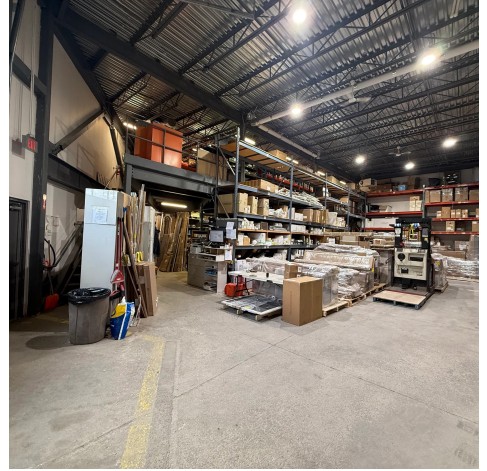


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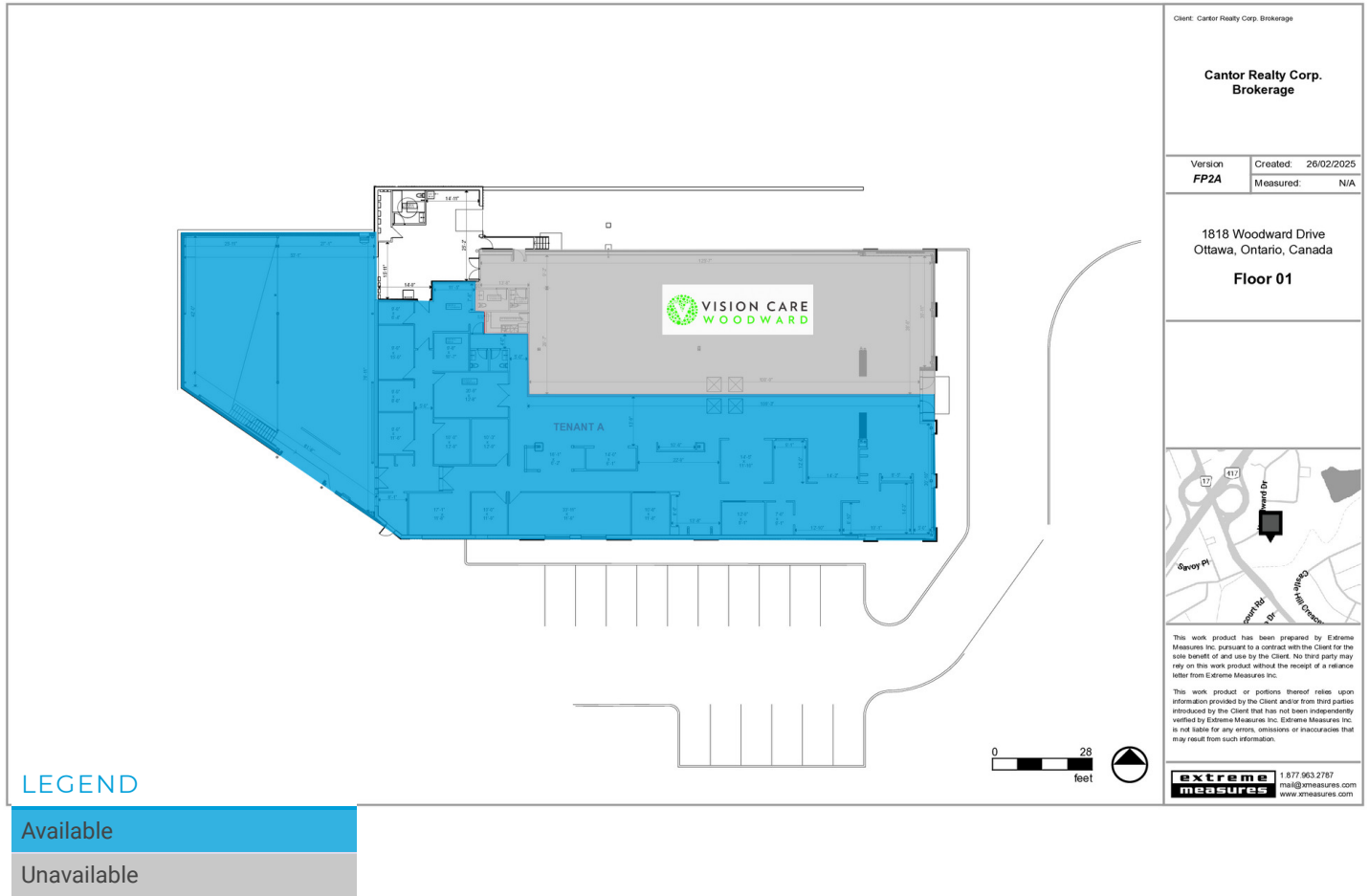


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## Plans



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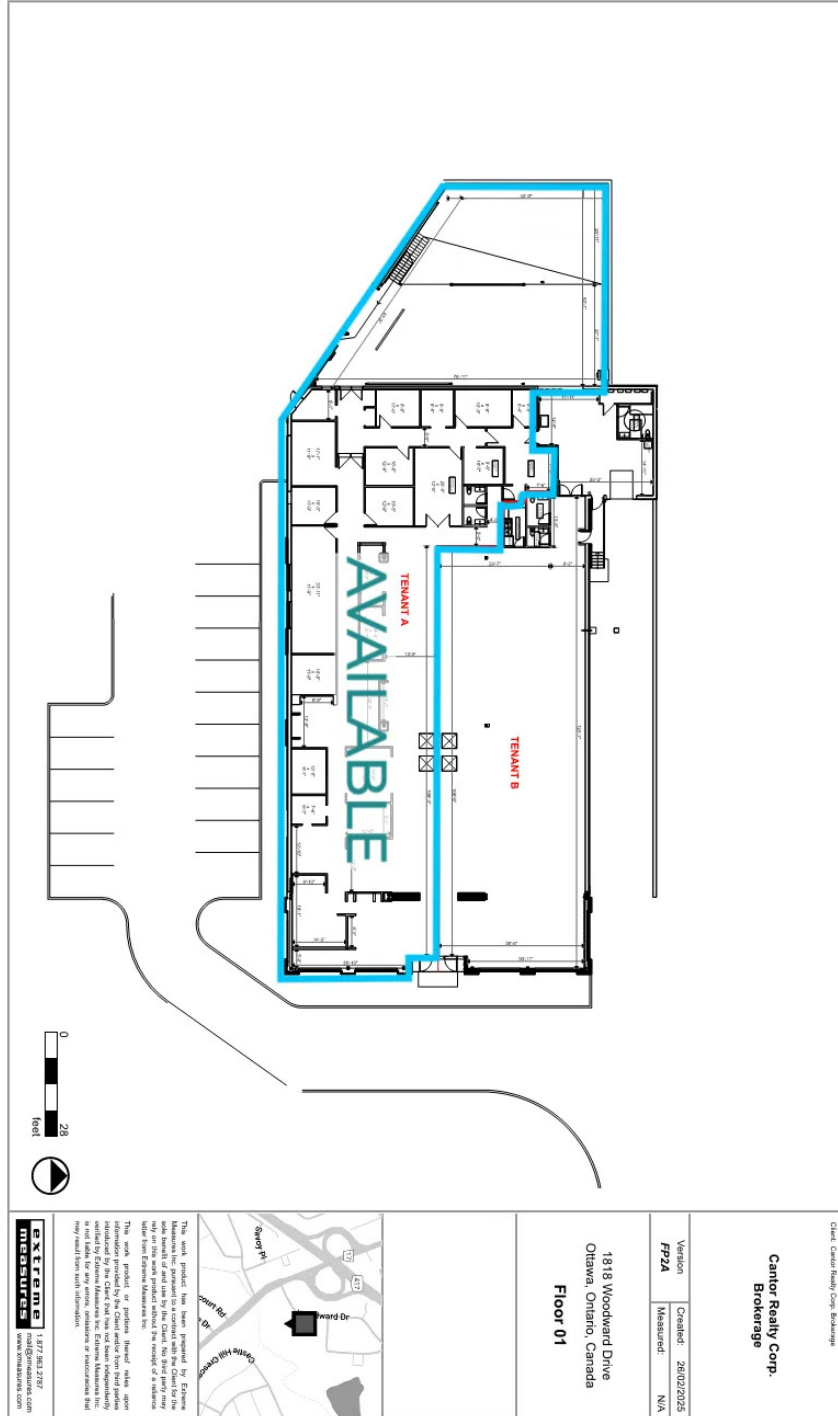


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## Floor Plans



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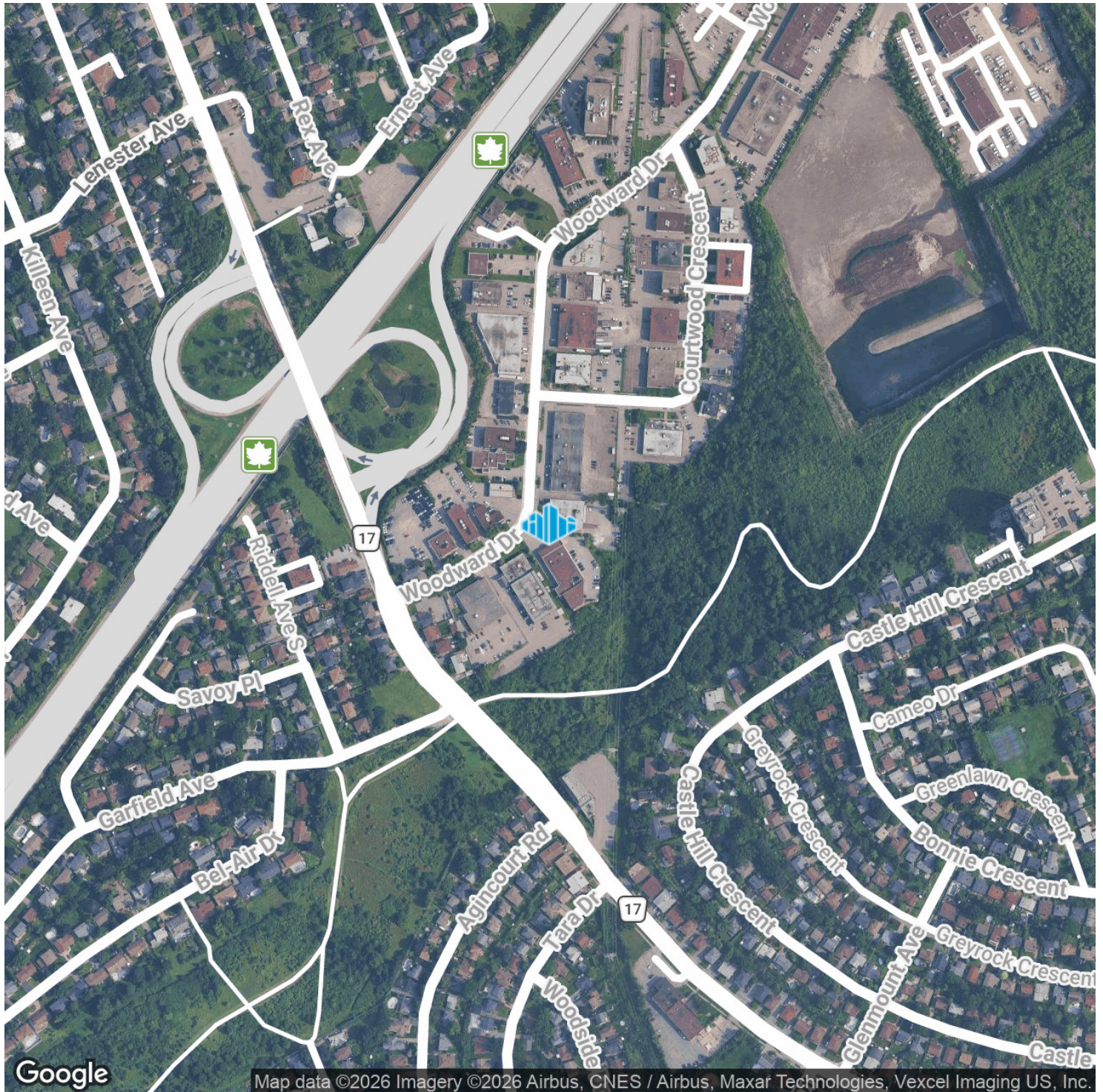


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Location Map



Google

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