

# FOR LEASE

4100 STRANDHERD DRIVE

Ottawa, ON K2J 0V2



**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

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### OFFERING SUMMARY

<b>Available SF:</b>	3,014 SF
<b>Lease Rate:</b>	\$23.00 SF/yr (NNN)
<b>Additional Rent:</b>	approx. \$19.32 PSF

### PROPERTY OVERVIEW

Second floor professional office space in Barrhaven within the busy Cedarview Square plaza with a great tenant mix. Suite 217 offers approx. 3,014 SF of bright office space with modern finishes, glass doors and polished concrete floors. The layout includes a reception, boardroom, kitchen, enclosed offices and open work area. Ideal for small business users from many fields such as IT, finance, accounting, legal, architecture, engineering or consulting looking for a professional space to grow and service clients.

### PROPERTY HIGHLIGHTS

- Elevator in building
- Utilities included
- 3:1,000 SF parking ratio
- Available immediately
- Quick access to Highway 416

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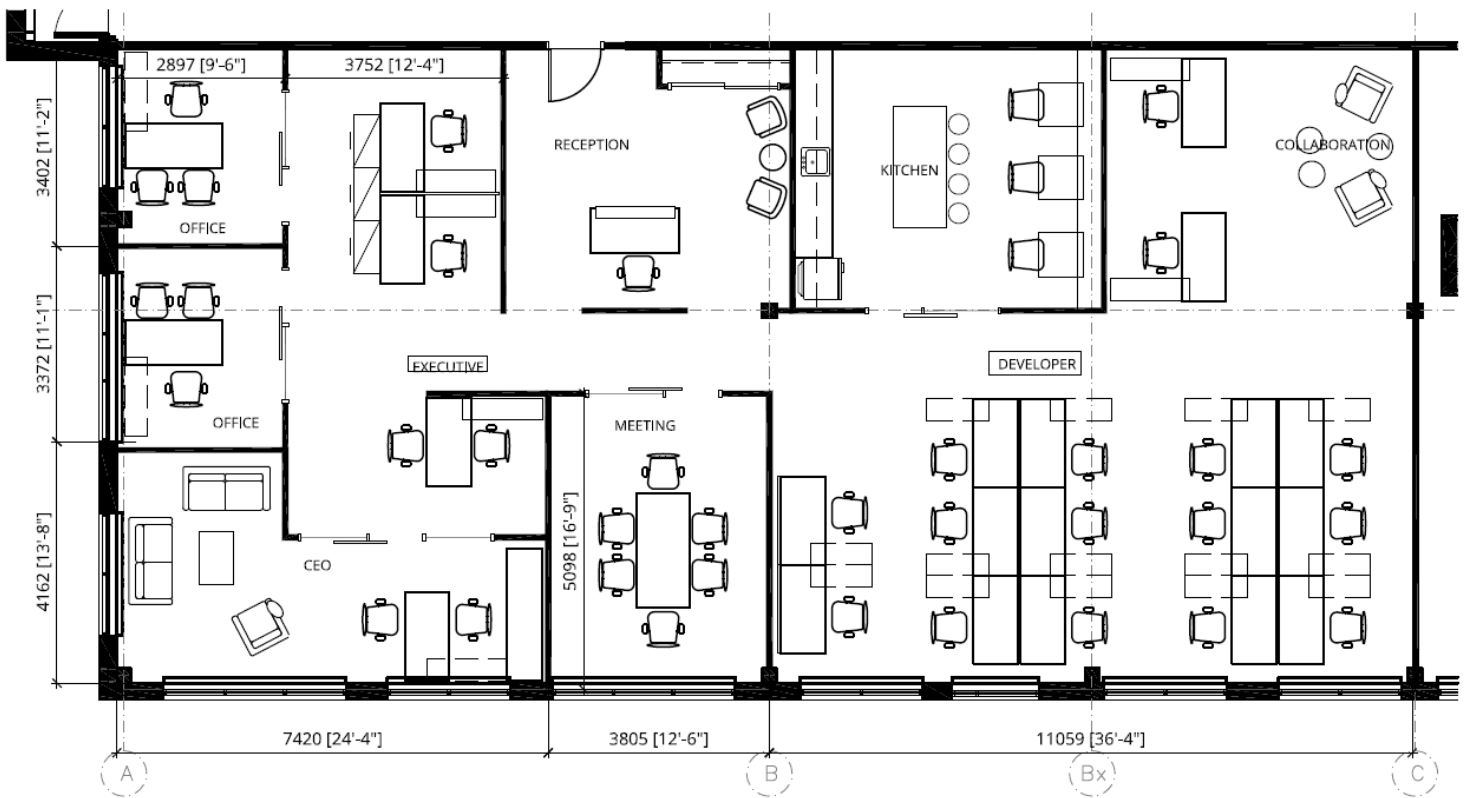
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Floor Plan



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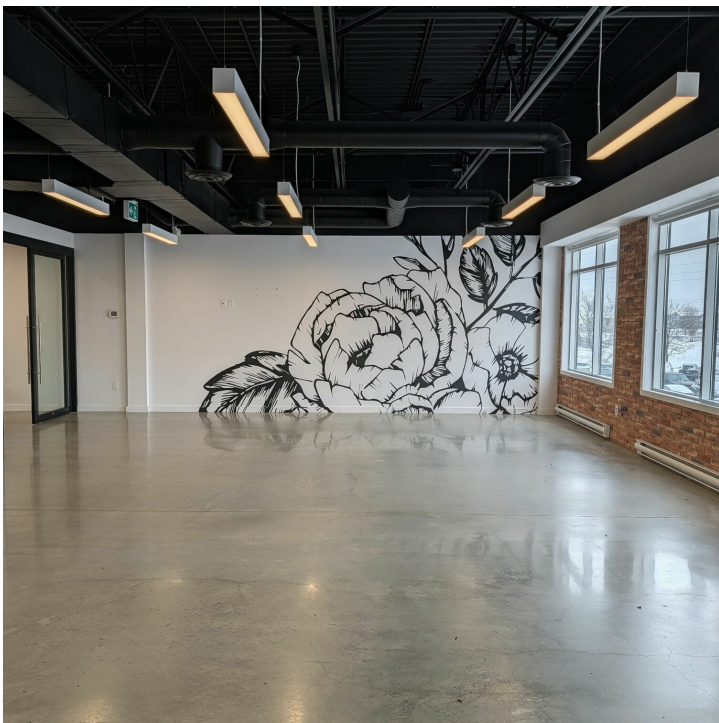
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Additional Photos



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Retailer Map



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