

// 3,021 Sq. Ft. of Prime Retail Space

FOR LEASE

1445 Merivale Road, Unit 103, Ottawa ON



BEN ZUNDER Vice President | Sales Representative
613.913.8858 | bzunder@cdnglobal.com

PHILIP ZUNDER President | Broker of Record
613.725.7170 | pzunder@cdnglobal.com

CDN GLOBAL (OTTAWA) LTD.

1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6
www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY DETAILS



THE OFFERING

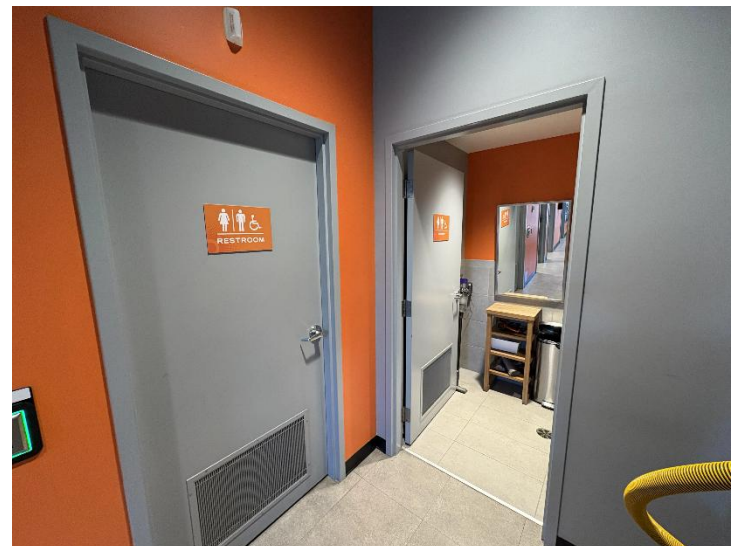
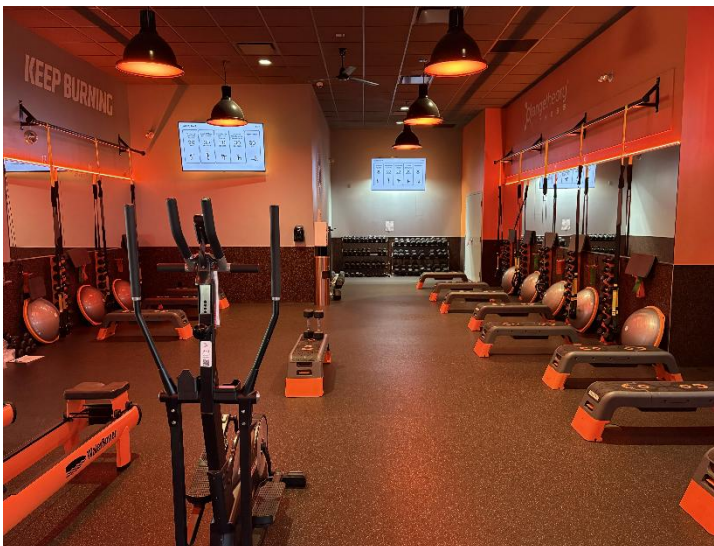
Located near the bustling intersection of Merivale and Baseline Road, 1445 Merivale Road offers an exceptional space for retail, office, and a variety of other business uses. Take advantage of high-visibility signage and a prominent location on one of the area's busiest streets.

Highlights include ample on-site parking, convenient access by public transport, and established neighboring tenants including City View Animal Hospital, La Palméa Beauty Salon , and Skewer Mania, a trendy new Chinese BBQ restaurant.

Unit 103, formerly occupied by an international boutique fitness franchise, features a spacious open-concept layout with high ceilings and an abundance of natural light, making it well suited for fitness, wellness, retail, showroom, or creative office users. Unit features two standard and one accessible washrooms, and two standard and one accessible shower rooms.

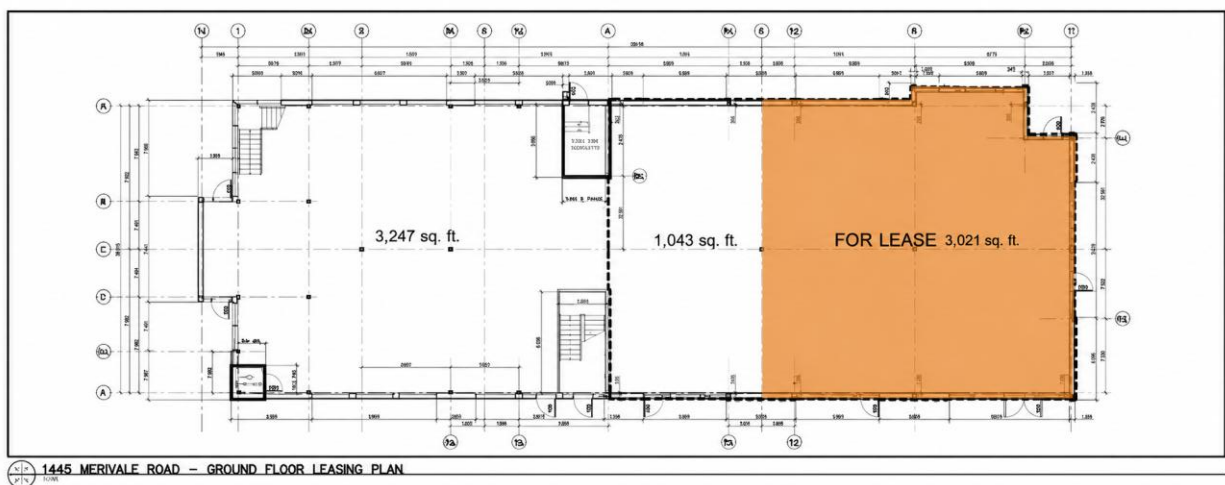
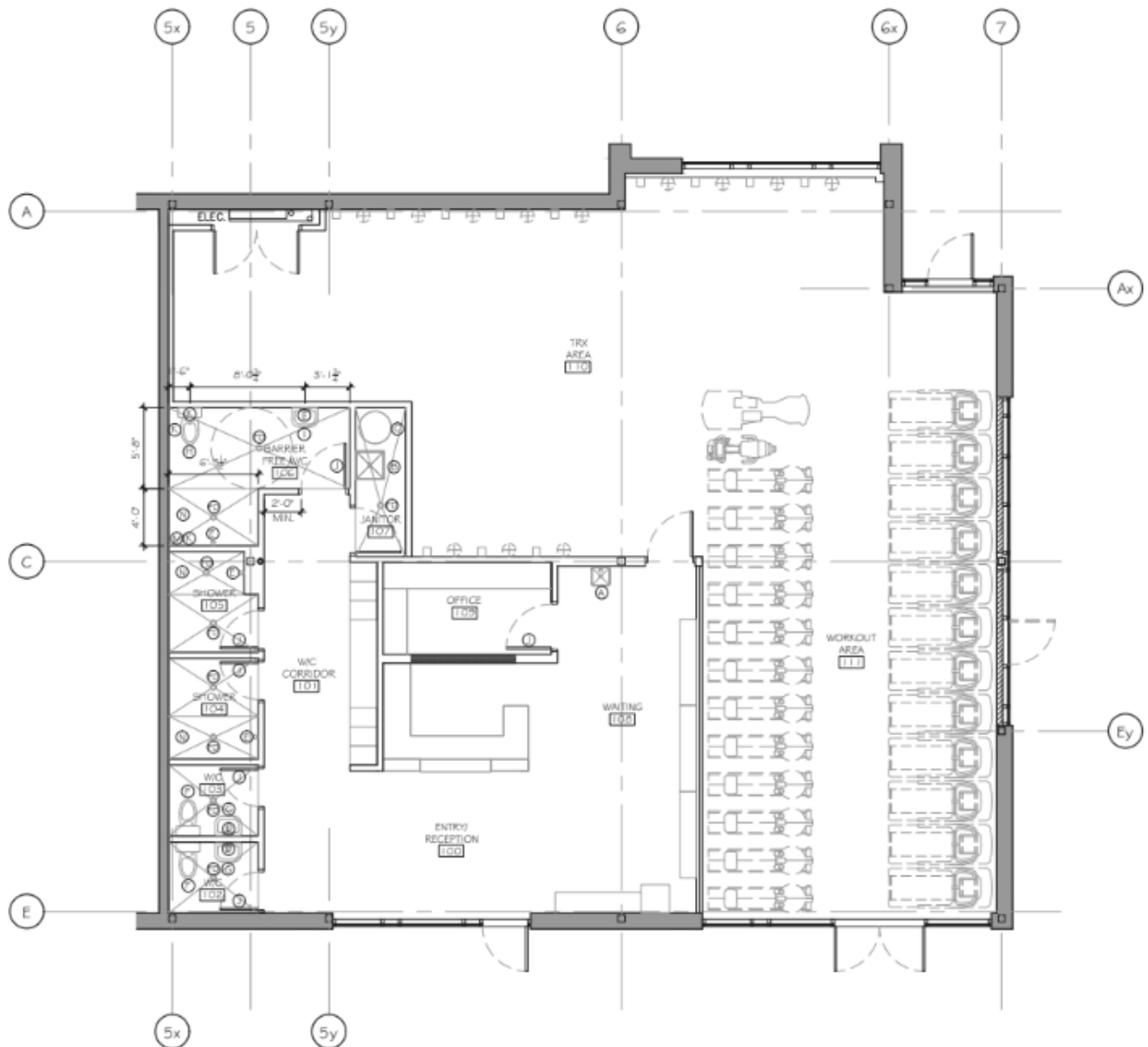
ADDRESS	Unit 103 – 1445 Merivale Road, Ottawa ON, K2E 5N9
SIZE	Approximately 3,021 SF
RENTAL RATE (NET)	\$40.00/SF
ADDITIONAL RENT	\$17.00/SF (estimated for 2026) plus utilities
AVAILABILITY	May 1, 2027
ZONING	H2[1676] H(30) – Hub Zone 2 with Site-Specific Exception

INTERIOR



FLOORPLAN

Unit 103 - 3,021 SF



LOCATION



DEMOGRAPHICS

Radius	2 KM	5 KM	10 KM
Population (2023)	42,572	191,102	607,375
Population (2028)	47,522	214,515	674,033
Population (2033)	52,036	235,612	733,827
Daytime Population	35,843	199,815	699,952
Median Age	38.1	40.8	39.3
Average Household Income	\$90,141	\$111,203	\$104,355

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or Distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

BEN ZUNDER Vice President | Sales Representative
613.913.8858 | bzunder@cdnglobal.com

PHILIP ZUNDER President | Broker of Record
613.725.7170 | pzunder@cdnglobal.com

CDN GLOBAL (OTTAWA) LTD.
1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6
www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors