

FOR LEASE

GLOUCESTER CITY CENTRE

1980 Ogilvie Road, Ottawa, ON K1J 9L3



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 **ZINATI**
REALTY
COMMERCIAL BROKERAGE

GLOUCESTER CITY CENTRE

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Executive Summary



OFFERING SUMMARY

Available SF:	2,654 - 21,517 SF
Lease Rate	\$10.00 - 15.00 SF/yr (NNN)
Additional Rent	Approx. \$23.03 SF/yr

PROPERTY OVERVIEW

Large, modern office space available for lease in the Gloucester City Center. Multiple units available on the fully accessible second floor. Since September 2019, this building offers small to large enterprises the opportunity to be close to the O-Train Confederation line transit connections in the East side of the metropolitan Ottawa area, providing additional accessibility for everyday shoppers. Nearby businesses offer many amenities for office workers including convenient proximity to a variety of food vendors, gyms and fitness studios, groceries, pharmacies, banking, and recreation, and this location is anchored by recognizable names such as Walmart, Loblaws, and LCBO. The shopping center caters to nearly 118,000 people within a five (5) kilometer radius.

PROPERTY HIGHLIGHTS

- Water Included.
- Tenant pays hydro and gas.
- Close to Highway 174, with great freeway visibility.
- Elevator and escalator access.
- Pylon signage opportunity.
- Immediate availability.

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Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 201	Available	9,260 SF	NNN	\$15.00 SF/yr
Suite 203	Available	6,133 SF	NNN	\$10.00 SF/yr
Suite 210	Available	2,654 SF	NNN	\$10.00 SF/yr
Suite 214	Available	3,470 SF	NNN	\$15.00 SF/yr
Units 201, 203, 210, and 214 (Combined)	Available	21,517 SF	NNN	\$10.00 SF/yr

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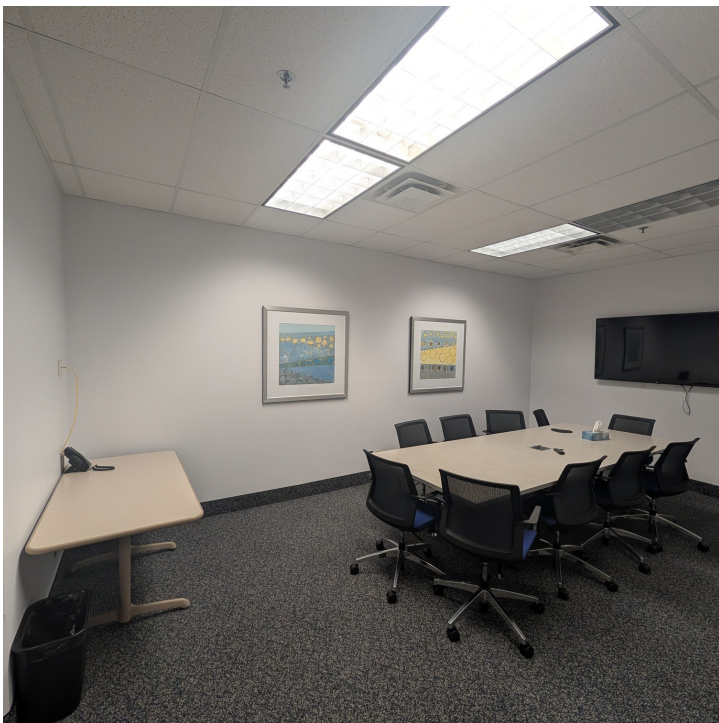
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1980 OGILVIE ROAD, OTTAWA, ON K1J 9L3 - UNIT 201

Additional Photos



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1980 OGILVIE ROAD, OTTAWA, ON K1J 9L3 - UNIT 210

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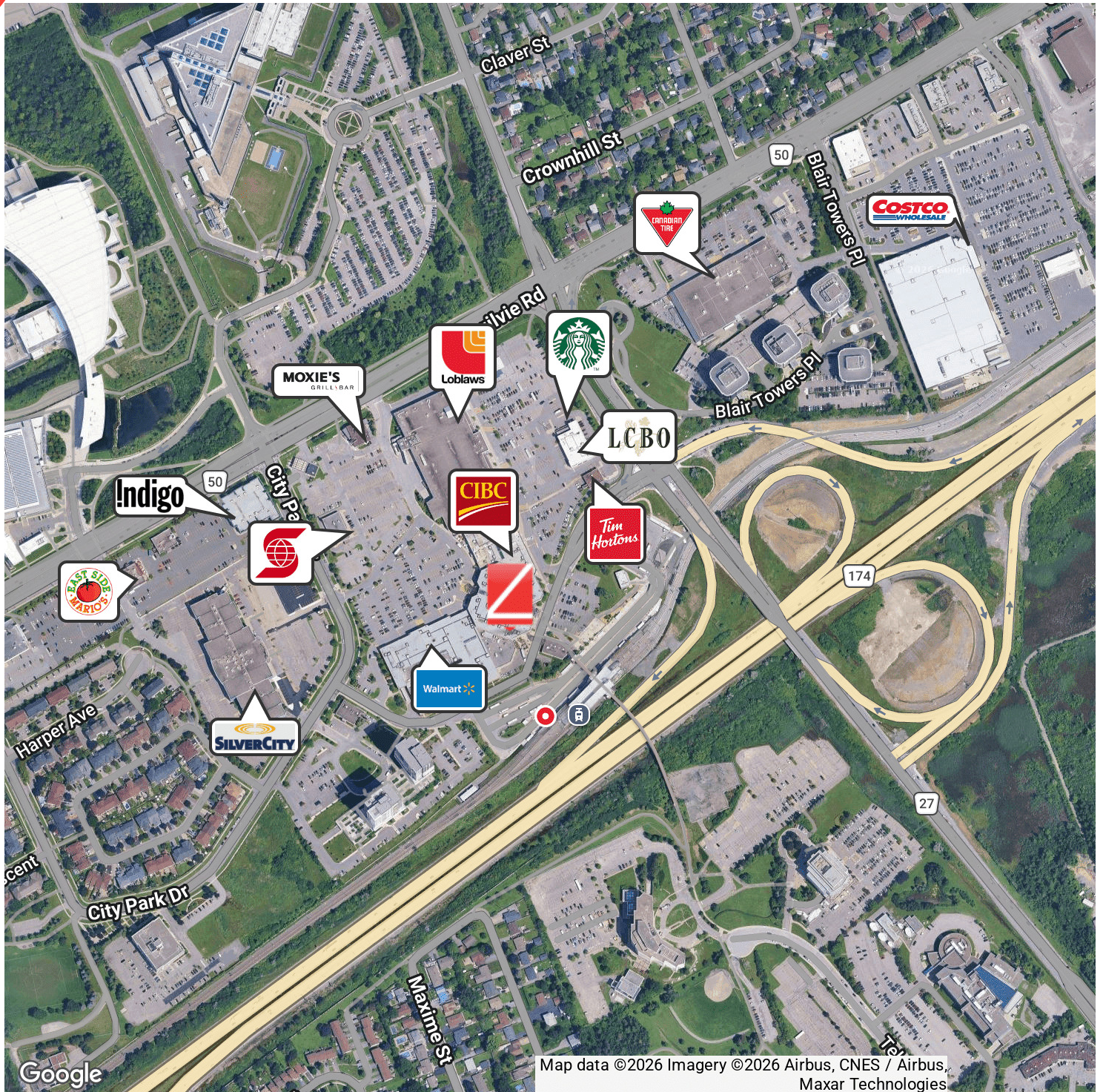
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Retailer Map



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