

53 AURIGA DRIVE

FOR LEASE



 **ZINATI**
REALTY
COMMERCIAL BROKERAGE

125 ZAIDA EDDY PRIVATE

OTTAWA, ON K1R 0E3

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Welcome to Zibi, the Waterfront City, a vibrant 34-acre urban community in the heart of the National Capital Region. Situated on Chaudière Island at the shores of the Ottawa River, this new urban oasis is one of the most sustainable and trendy neighbourhoods in Ottawa. The area is characterized by a mix of residential and commercial spaces, attracting a wide range of individuals and businesses that will grow to include 5,000+ residents and 6,000+ office workers.

125 Zaida Eddy Private offers thought provoking architecture on the east side of Chaudière Island with prominent Booth Street frontage and close proximity to the future Union Square park. Retail tenants benefit from 700+ visitors to the office floors above and loading bays at the rear of the building. An ideal location for a cafe, yoga/fitness studio, clothing store, jewelry boutique, hair or nail salon, spa or restaurant. Zibi will be a place where leisure, entertainment and recreation will be seamlessly integrated.

PROPERTY HIGHLIGHTS

- All suites available immediately
- Underground parking available for tenants and visitors
- Highly accessible by foot, bike, car, bus or O-Train (10 minute walk to Pimisi LRT Station)
- Mixed-Use Downtown zoning (MD5)
- Unrivaled waterfront location, rich in cultural heritage and history
- Minutes from downtown Ottawa, LeBreton Flats, Parliament and downtown Hull
- Zero-carbon emission community

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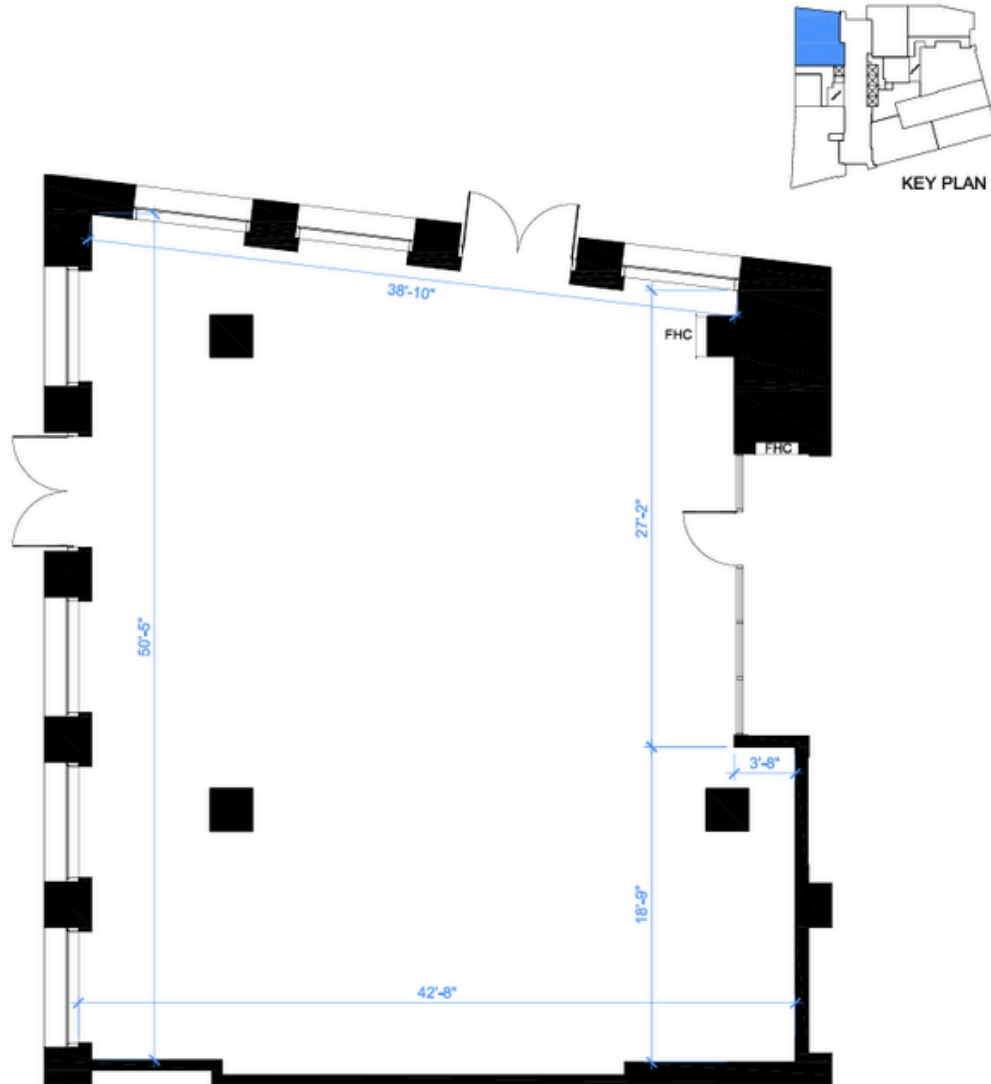
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	2,279 SF	NNN	Contact Zinati Realty	Additional Rent approx. \$13.71 + HST. Utilities extra.
Suite 2	Available	1,560 SF	NNN	Contact Zinati Realty	Additional Rent approx. \$13.71 + HST. Utilities extra.
Suite 3	Available	1,488 SF	NNN	Contact Zinati Realty	Additional Rent approx. \$13.71 + HST. Utilities extra.
Suite 4	Available	716 SF	NNN	Contact Zinati Realty	Additional Rent approx. \$13.71 + HST. Utilities extra.
Suite 5	Available	3,105 SF	NNN	Contact Zinati Realty	Additional Rent approx. \$13.71 + HST. Utilities extra.
Suite 6	Available	2,010 SF	NNN	Contact Zinati Realty	Additional Rent approx. \$13.71 + HST. Utilities extra.
Suite 7	Available	1,524 SF	NNN	Contact Zinati Realty	Additional Rent approx. \$13.71 + HST. Utilities extra.

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FLOOR PLAN - SUITE 1



Note: Drawings and dimensions are approximate and for illustrative purposes only. The Landlord and Space Database Inc. make no representation as to the accuracy and/or completeness of this information.



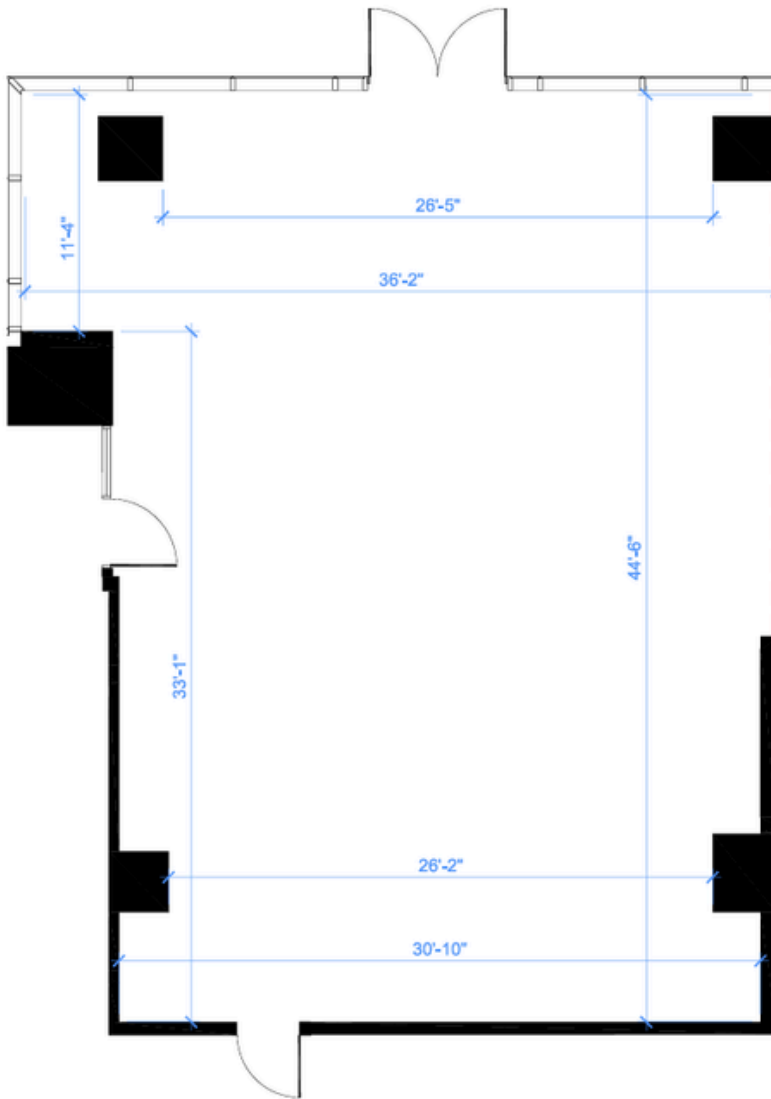
UNIT 1
GROSS LEASABLE AREA = 2,279 SF

ABOVE INFORMATION ESTABLISHED ACCORDING TO
BOMA 2020 FOR RETAIL PROPERTIES:
STANDARD METHOD OF MEASUREMENT (ANSI/BOMA Z65.5-2020)

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FLOOR PLAN - SUITE 2



--- FUTURE DEMISING WALL

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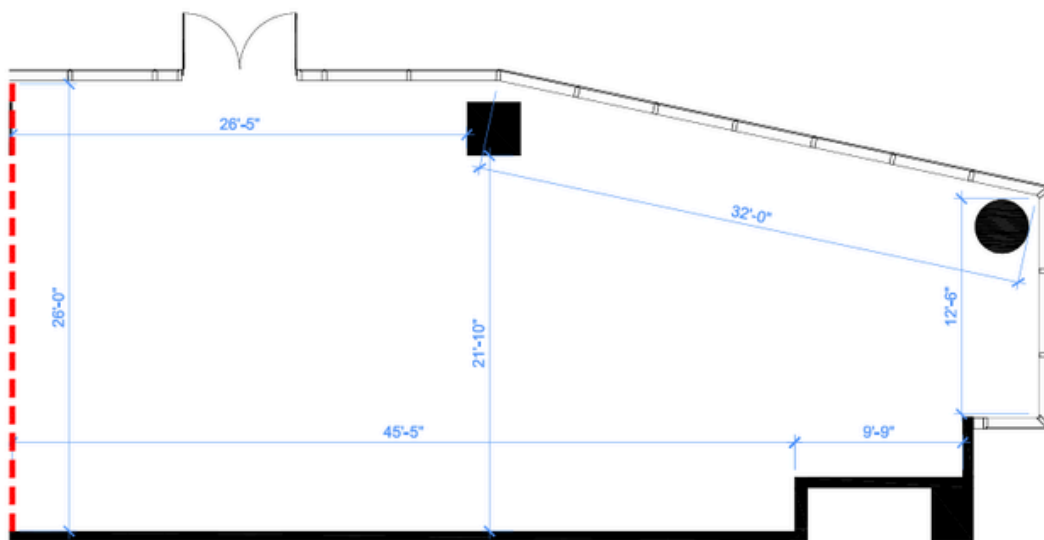
UNIT 2
GROSS LEASABLE AREA = 1,560 SF

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FLOOR PLAN - SUITE 3



--- FUTURE DEMISING WALL

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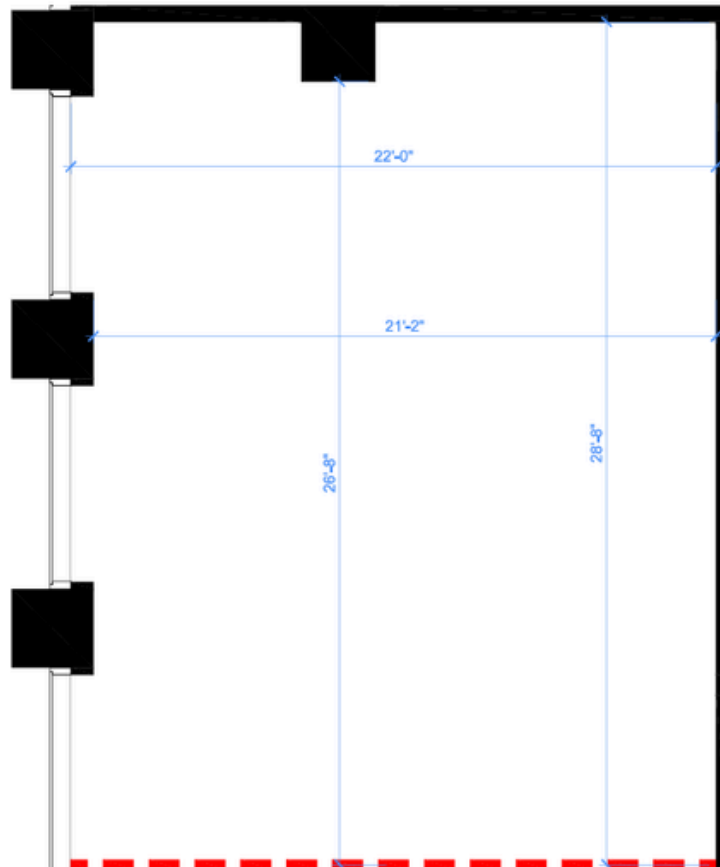
UNIT 3
GROSS LEASABLE AREA = 1,488 SF

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FLOOR PLAN - SUITE 4



--- FUTURE DEMISING WALL

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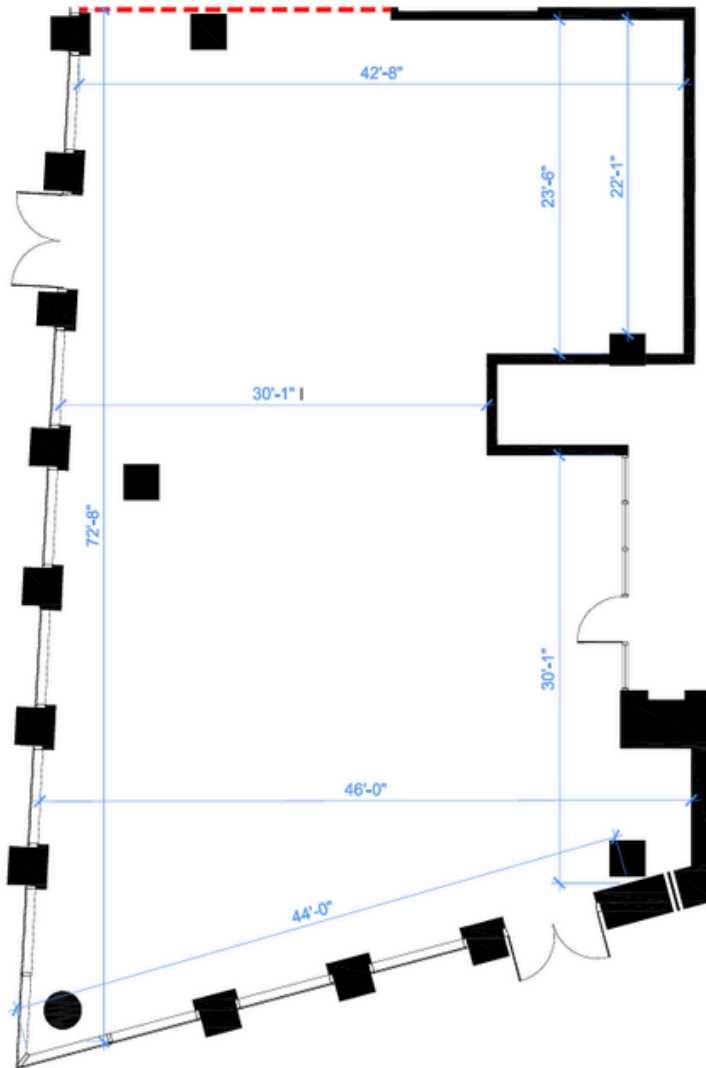
UNIT 4
GROSS LEASABLE AREA = 716 SF

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FLOOR PLAN - SUITE 5



KEY PLAN

--- FUTURE DEMISING WALL

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0 5 15 FT.

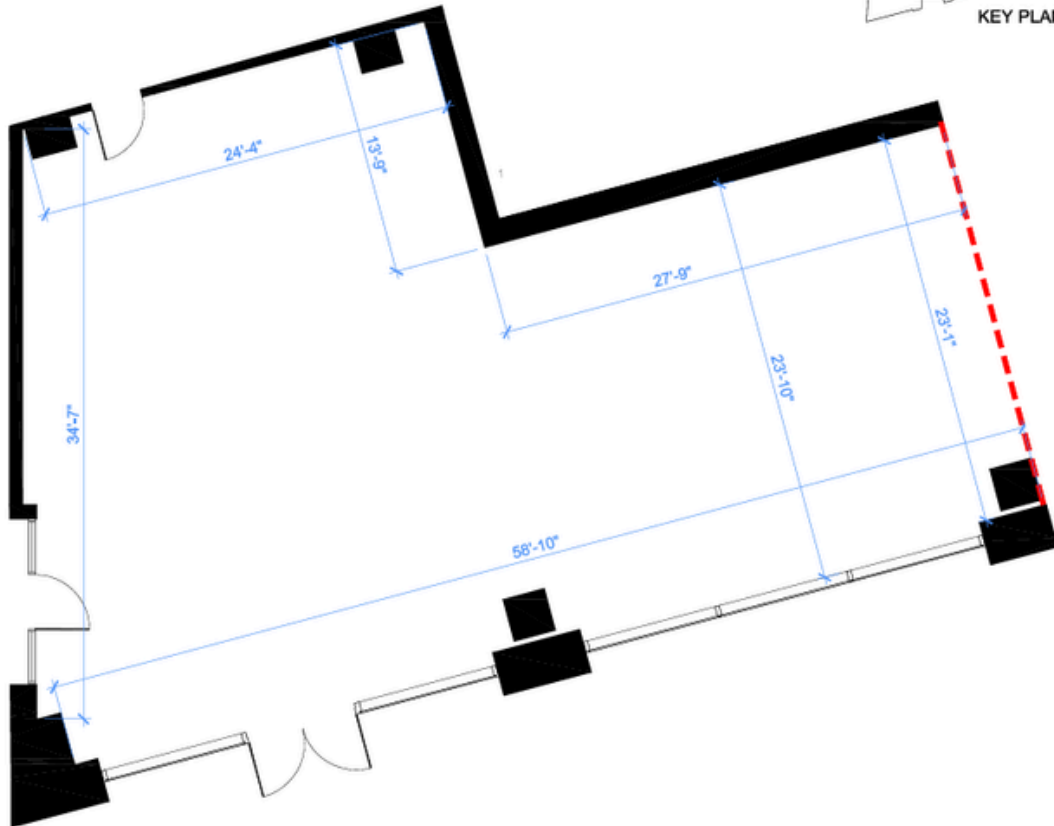
UNIT 5
GROSS LEASABLE AREA = 3,105 SF

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FLOOR PLAN - SUITE 6



--- FUTURE DEMISING WALL

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0 5 15 FT.

UNIT 6

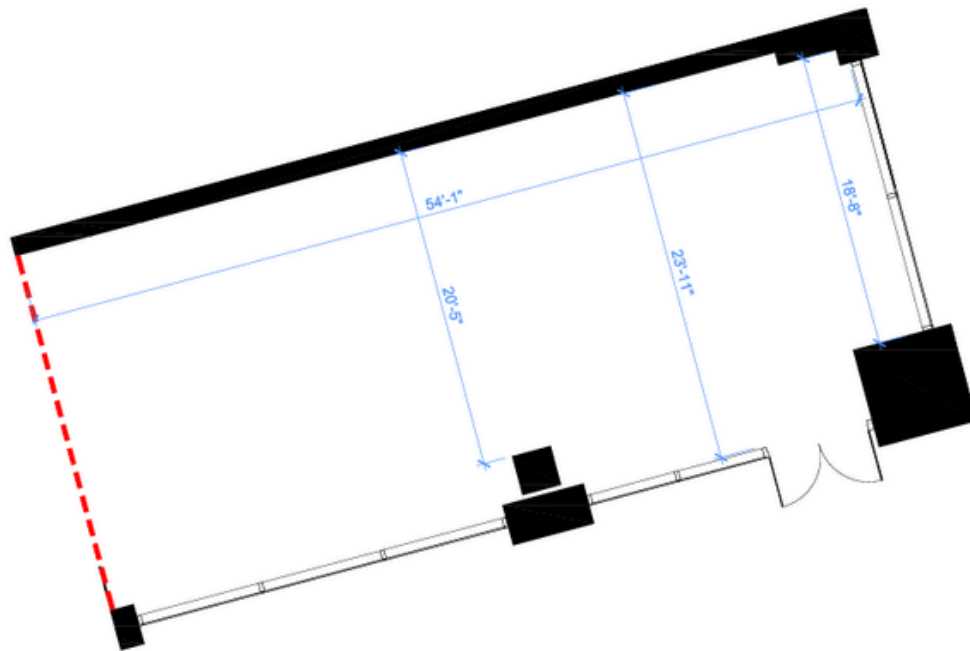
GROSS LEASABLE AREA = 2,010 SF

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FLOOR PLAN - SUITE 7



--- FUTURE DEMISING WALL

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0 5 15 FT.

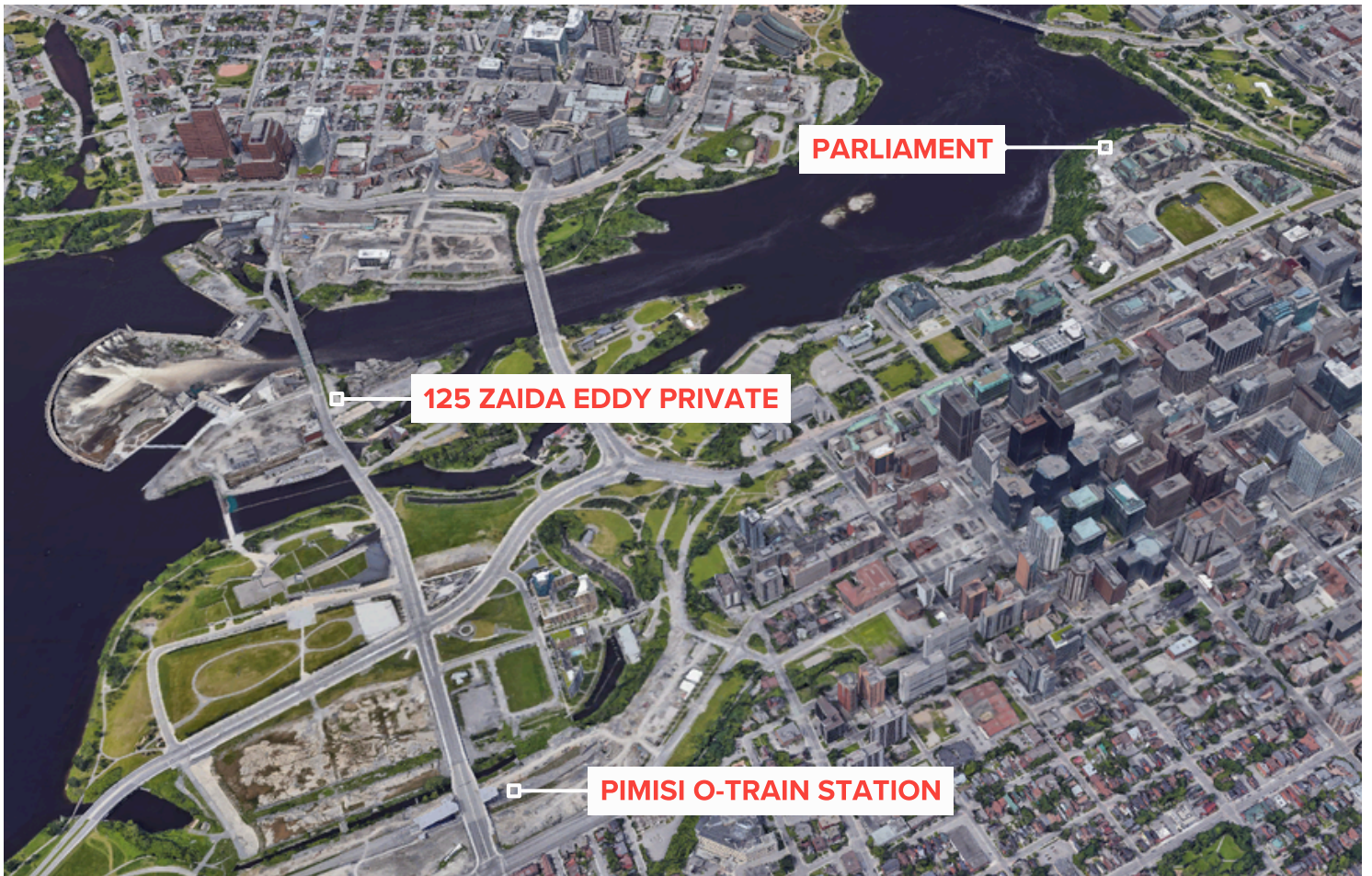
UNIT 7
GROSS LEASABLE AREA = 1,524 SF

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MAP



TRUST

ZINATI REALTY

For more information or to schedule a tour,
please contact one of the representatives below:

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