

FOR LEASE

1070 NOËLLA LECLAIR WAY

Ottawa, ON K4A 3T9



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OFFERING SUMMARY

Available SF:	1,098 - 2,196 SF
Lease Rate:	\$40.00 SF/yr (NNN)
Additional Rent:	approx. \$15.00 SF/yr

PROPERTY OVERVIEW

Prime retail space for lease on the ground floor of Trinity Crossing, a brand-new mixed-use development, ideally located in the heart of Orleans. Two (2) remaining suites available featuring approx. 1,098 SF each, suites can be combined for up to approx. 2,196 SF of contiguous space. Located less than a 5km drive from the Queensway next to the intersection of Innes Road and Mer-Blue Road, this high-traffic area offers excellent visibility and accessibility. Close proximity to national retailers such as Walmart, Canadian Tire, Indigo, and well established residential neighborhoods. This strategically located space offers a unique opportunity for businesses seeking a newly built location in a rapidly developing area, with easy access to major roadways and a wide range of nearby amenities.

PROPERTY HIGHLIGHTS

- Available now
- Zoning: AM - Arterial Mainstreet Zone
- 5 km drive from the Queensway
- Centrally located high-traffic area
- Utilities extra

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Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 113	Available	1,098 SF	NNN	\$40.00 SF/yr	Additional Rent approx. \$15.00 PSF + HST. Utilities extra.
Unit 114	Available	1,098 SF	NNN	\$40.00 SF/yr	Additional Rent approx. \$15.00 PSF + HST. Utilities extra.
Unit 113 & 114 (Contiguous)	Available	2,196 SF	NNN	\$40.00 SF/yr	Additional Rent approx. \$15.00 PSF + HST. Utilities extra.

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Additional Photos



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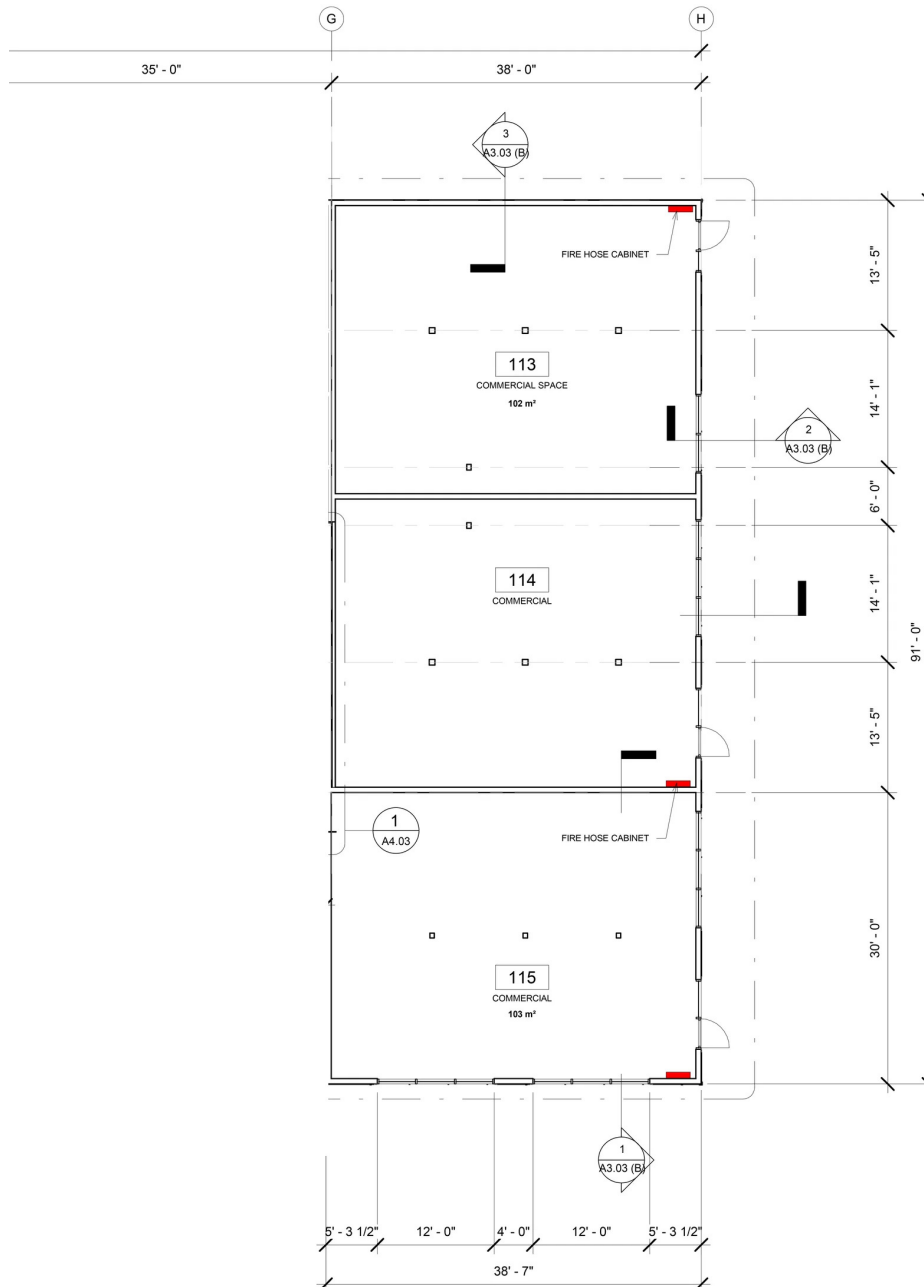
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Floor Plan



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Retailer Map



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