

FOR LEASE

1 HINES ROAD

Ottawa, ON K2K 3C7



JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

TANYA WOLFGRAM

+1(613)447.2205

tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF:	2,538 - 28,617 SF
Lease Rate:	\$16.00 PSF (NNN)
Additional Rent:	approx. \$16.36 PSF

PROPERTY OVERVIEW

1 Hines Road in Kanata North offers multiple sizes of prestigious office suites with open concept layouts and natural light. Tucked within a forest setting surrounded by Monk Environmental Park, this well maintained 3 story building offers a welcoming lobby for professional tenants. The building also boasts many amenities including two outdoor volleyball courts, patio and bbq area, covered bike shed, secure building access with exterior video surveillance, ample onsite parking and access to walking/biking trails outside. With opportunities available immediately across all floors, 1 Hines Road is an ideal office destination to grow your operations in an exceptional building.

PROPERTY HIGHLIGHTS

- Available immediately
- Utilities included
- Ample onsite parking
- Zoning: IG6

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Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	Available	12,212 SF	NNN	\$16.00 SF/yr	Additional rent is approx. \$16.36 PSF.
Suite 203	Available	2,538 SF	NNN	\$16.00 SF/yr	Additional rent is approx. \$16.36 PSF.
Suite 204	Available	2,540 SF	NNN	\$16.00 SF/yr	Additional rent is approx. \$16.36 PSF.
Suite 205	Available	6,015 SF	NNN	\$16.00 SF/yr	Additional rent is approx. \$16.36 PSF.
Suite 320	Available	5,312 SF	NNN	\$16.00 SF/yr	Additional rent is approx. \$16.36 PSF.
Total Available Space	Available	28,617 SF	NNN	\$16.00 SF/yr	Additional rent is approx. \$16.36 PSF.

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Additional Photos



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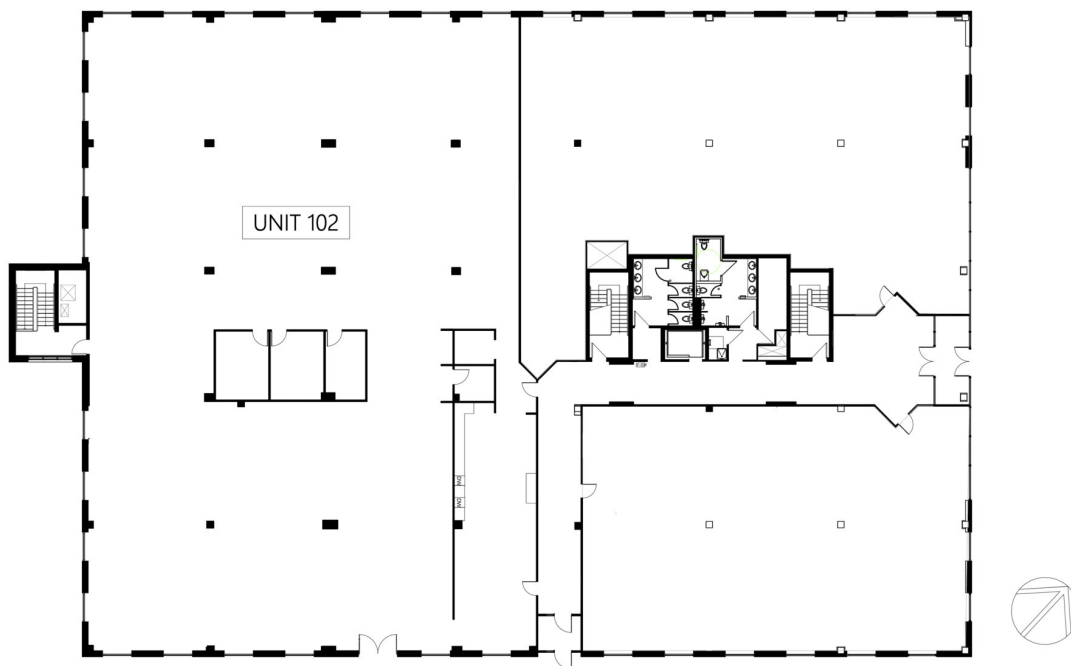
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GROUND

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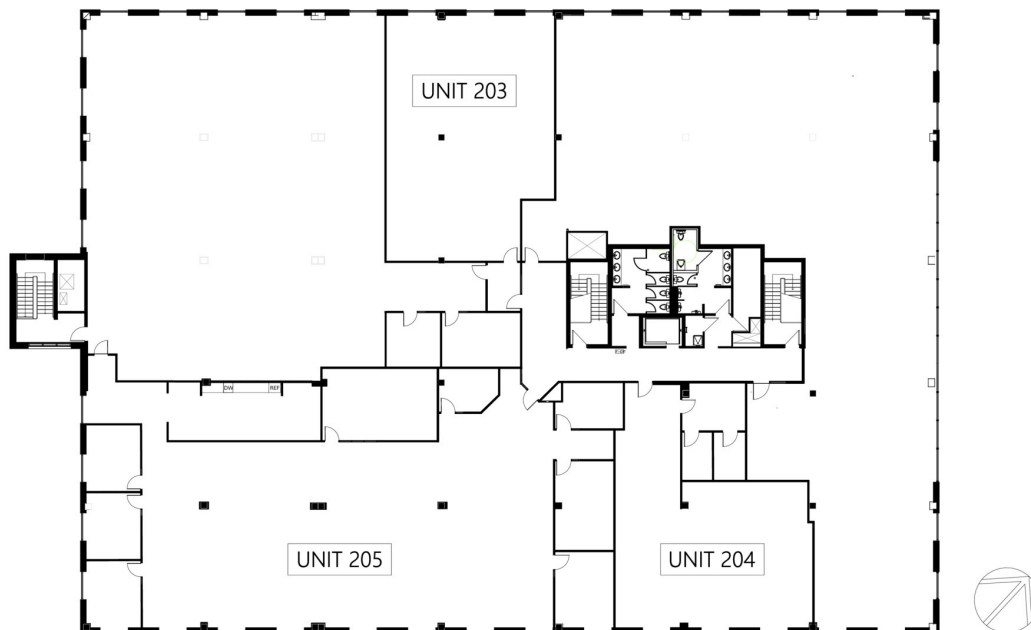
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SECOND

JOHN ZINATI

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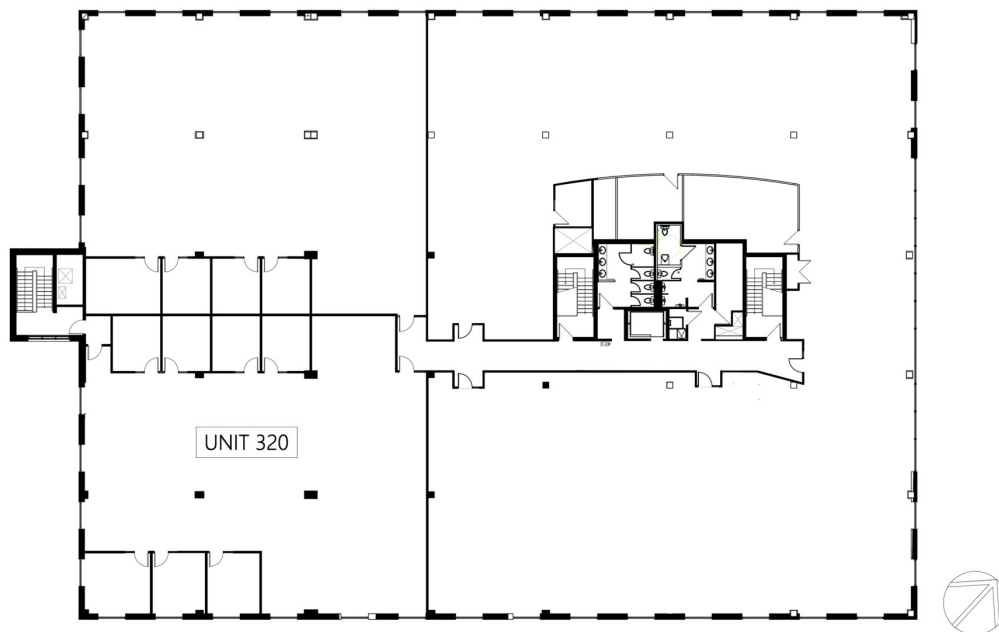
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THIRD

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Retailer Map



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