

FOR LEASE

1155 LOLA STREET

1155 Lola Street, Units 1A & 1B, Ottawa, ON K1K4C1



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Executive Summary



OFFERING SUMMARY

Available Space:	9000 - 19,000 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Additional Rent	approx. \$9.50 SF/yr

PROPERTY OVERVIEW

Large mixed use office space opportunity in a high traffic area off of Coventry Road. The ground-level unit, consists of approximately 9000 SF of combined office space over ten dedicated offices, multiple executive suites, boardrooms and mixed-use areas. A large, central, open concept work area completes the north end of the unit. The lower level unit, has over sixteen separate installed offices, with many that would be suitable for patient intake areas. This unit is approximately 10,000 SF, and is complete with its own dedicated boardroom, storage space and roughed-in kitchenette. Both units have a reception and lobby at an accessible, elevator-serviced entrance, as well as spacious multi-stall washrooms. There is shared access to the loading dock at the northeast corner for both units, and plenty of on-site parking is available for employees and visitors.

PROPERTY HIGHLIGHTS

- Immediate availability.
- Elevator accessible to both main and lower floors.
- 1 Shared access dock loading space in the rear of the building.
- Signage opportunity.
- General Mixed-use Zoning - GM6H(13.6).

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Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Units 1.A & 1.B	Available	19,000 SF	NNN	\$16.00 SF/yr	Both the ground and lower levels are well laid out with open corridors and several spacious office suites. Large windows on the west side of the building provide ample natural light, including to the lower level.
Unit 1A	Available	9,000 SF	NNN	\$16.00 SF/yr	Office space over ten (10) dedicated offices, multiple executive suites, boardrooms and mixed-use areas. A large, central, open concept work area completes the north end of the unit.
Unit 1B	Available	10,000 SF	NNN	\$16.00 SF/yr	Lower-level unit that has over sixteen (16) separate installed offices, with many that would be suitable for patient intake areas, complete with its own dedicated boardroom, storage space, and roughed-in kitchenette.

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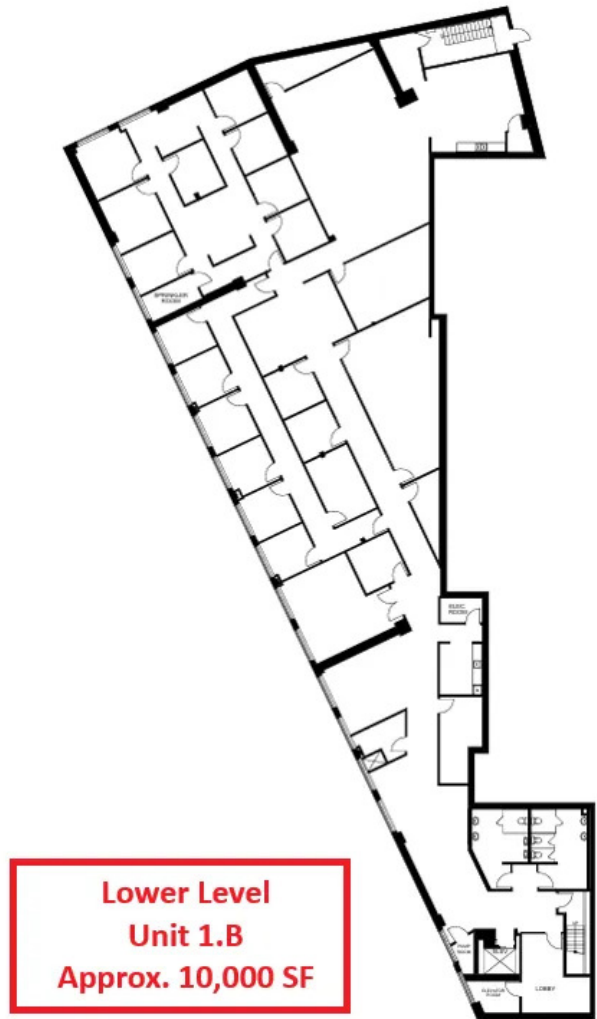
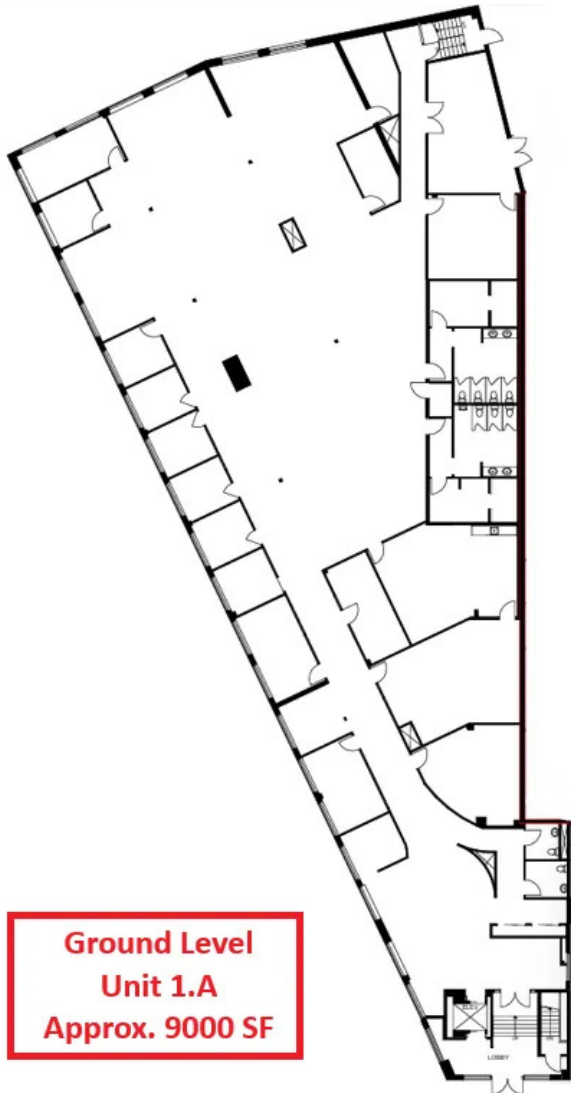
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Floor Plans



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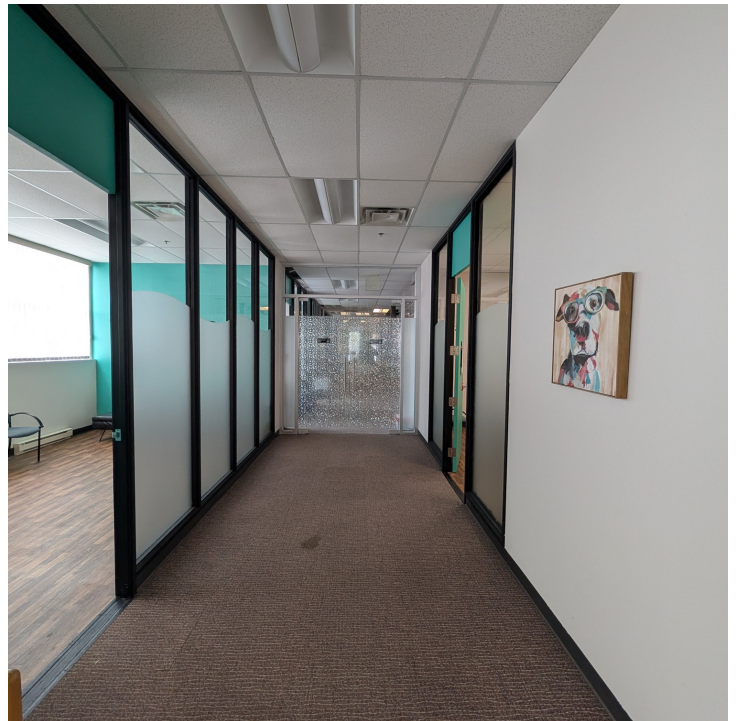
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Additional Photos



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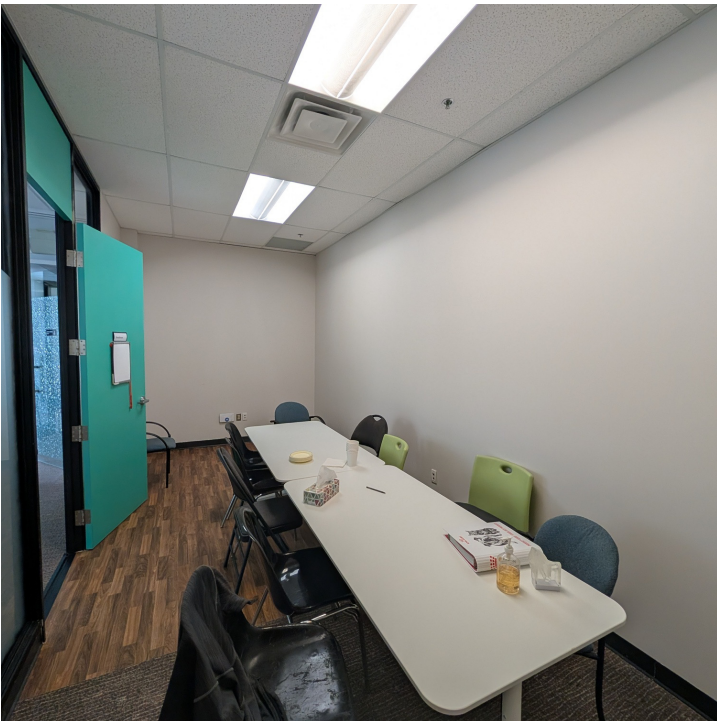
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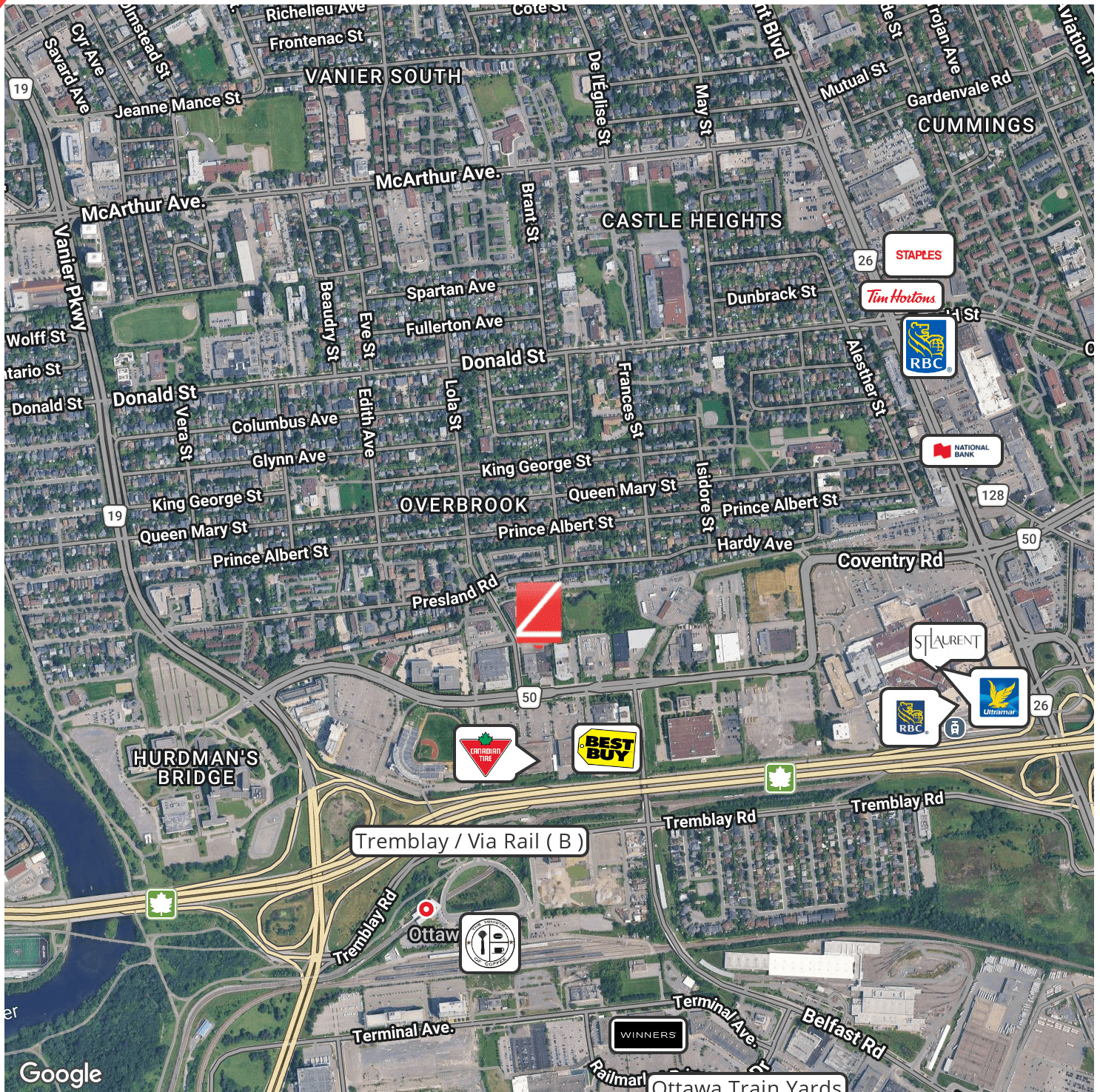
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Retailer Map



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