

FOR LEASE



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1177-M NEWMARKET STREET

OTTAWA, ON K1B 1A6



OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Additional Rent:	\$8.44 SF/yr (operating costs)
Building Size:	36,495 SF
Available SF:	682 SF
Number of Units:	13
Year Built:	1976
Zoning:	IL
Market:	Ottawa
Submarket:	East Ottawa

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at 1171 - 1185 Newmarket Street. This property offers 682 square feet of mezzanine walk-up space with on-site parking. Stand out with pylon signage available for maximum visibility, all within a professionally managed environment.

PROPERTY HIGHLIGHTS

- Walk up mezzanine office space
- On-site parking
- Close to all amenities and public transit
- Easy access to Queensway Innes Road
- Pylon signage available



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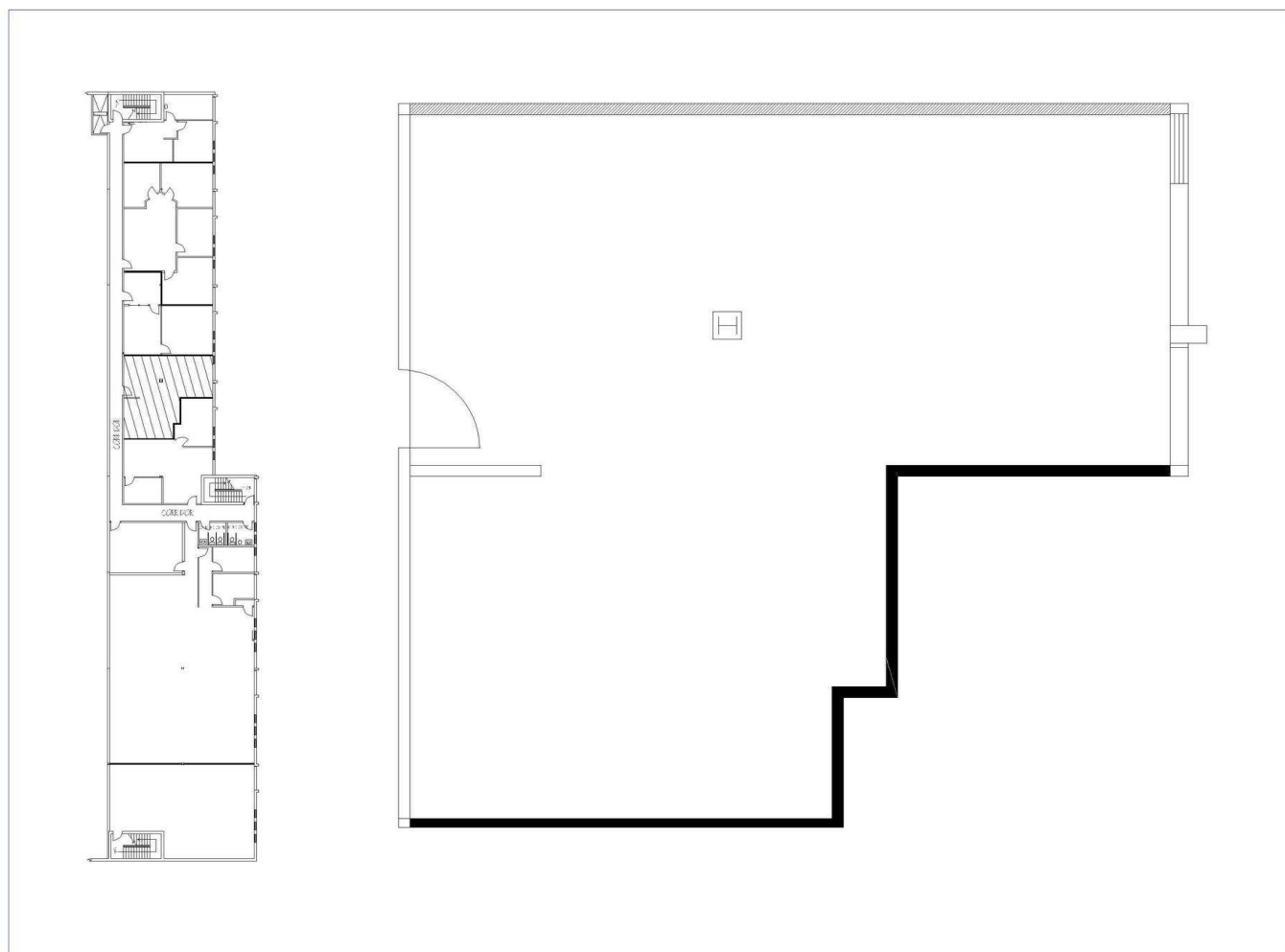
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