

FOR LEASE | RETAIL SPACE

2090 ROBERTSON ROAD, BELLS CORNERS, ON



PROPERTY HIGHLIGHTS:

- ±2,022 SF unit in established Bells Corners plaza
- Ideal for retail and restaurant use
- Located along the busy Robertson Road retail corridor, with high traffic from residents, government offices and hotels
- Over 31,000 vehicles daily at Moodie & Robertson (2023 AADT)
- Join Subway, Alterna Savings, Liberty Tax, Welcome Back Restaurant, Bells Corners Physiotherapy and more
- Rental rates starting at \$29-31 PSF NNN
- Additional rent estimated at \$18.61 PSF (2025)
- Ample parking
- Available immediately

EXCLUSIVELY LISTED BY:

Marcus & Millichap
Real Estate Investment Services Canada Inc., Brokerage

CANDICE LERNER-FRY

First Vice President, Sales Representative
Leasing
Direct 613-364-2323
Candice.LF@MarcusMillichap.com

FRASER PADDISON

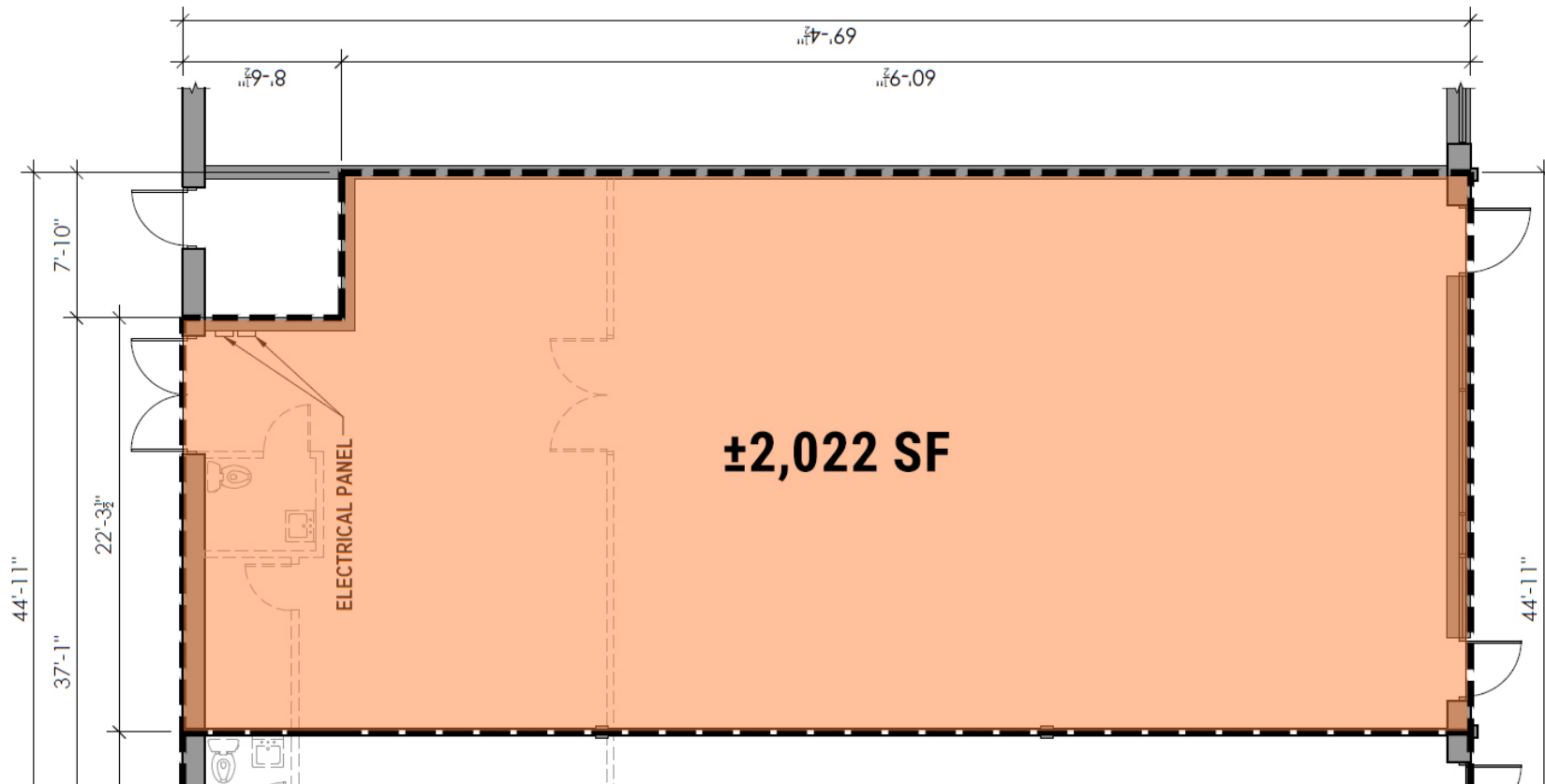
Vice President, Broker
Leasing
Direct 613-364-2303
Fraser.Paddison@MarcusMillichap.com

Ottawa Office:
275 Bank Street, Suite 301
Ottawa, Ontario K2P 2L6

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FLOOR PLAN

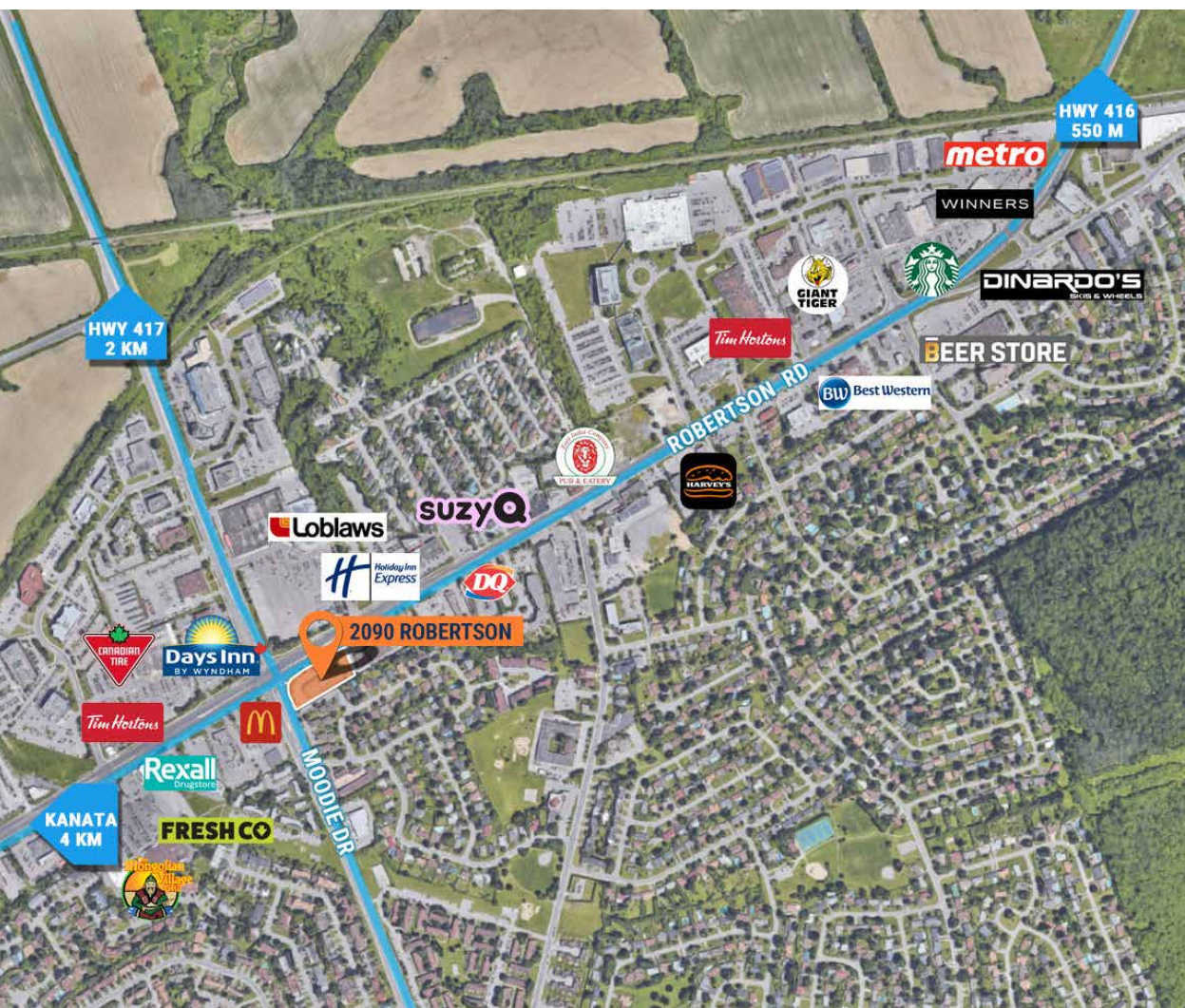


ROBERTSON ROAD

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AERIAL VIEW OF NEIGHBOURHOOD



SNAPSHOT OF AREA

Bells Corners is a suburban community with approximately 10,000 residents, situated in Ottawa's greenbelt between Nepean and Kanata. The main arterial route through Bells Corners is Robertson Road which is predominantly car-oriented retail uses, gas stations, restaurants, strip malls, shopping plazas, and automobile dealers. Because of the continued growth of residential development in neighbouring Kanata to the west, the strip is now a major thoroughfare for residents travelling to and from work within the city centre to the east. To the north of Robertson Road lie the majority of commercial and industrial businesses in the area, with residential properties located to the south. The recently approved Stillwater Station Master plan will guide the development of over 21 hectares of land just north of Robertson Road will feature high-rise condominiums, stacked townhomes, mixed-use properties and will improve public transit to the area. Bells Corners is an exceptional choice for businesses as it is in close proximity to both Kanata's high-tech sector, and the downtown core of Ottawa, allowing ease of access to much of Ottawa's corporate and government businesses. It's also at the confluence of Highways 416, 417 and 7, where the majority of tourist traffic comes from. There are four hotels in the surrounding community totalling over 480 rooms.

In addition, the newly relocated National Defense Headquarters, on Moodie Drive just 4 km north of Bells Corners, will house up to 10,000 employees and a second phase could bring another 4,500. It is reported that a new operational headquarters facility will be completed by 2029. As a result, property developers and business owners are taking a renewed interest in Bells Corners, attracted in part by development incentives as well as the potential for growth in this community.