

FOR LEASE

1140 MORRISON DRIVE

Ottawa, ON K2H 8S9



JOHN ZINATI

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

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OFFERING SUMMARY

Available SF	721-3,616 SF
Lease Rate	\$15.00 SF/yr (NNN)
Additional Rent:	approx. \$11.88 SF/yr

PROPERTY OVERVIEW

Multiple office suites available on the second floor which feature open workspaces, enclosed offices, and windows offering plenty of natural light. These suites are professionally managed and present great opportunities for a variety of businesses that are looking to grow and expand.

This property is well maintained and offers secure building access. Located just off the HWY 417 at the Greenbank exit, and is within close proximity to many amenities including Starbucks, Bridgehead, Ikea, Bayshore Shopping Centre. Future Confederation Line LRT station is a 15-minute walk from the building.

PROPERTY HIGHLIGHTS

- Parking ratio: 2:1,000 SF
- Pylon and lobby signage opportunity
- Utilities included
- Tenant allowance of \$10 PSF on 5+ year leases *contact broker for additional details (office space only)

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Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 106A (warehouse/showroom)	-	4,147 SF	NNN	\$15.00 SF/yr	Additional rent approx. \$7.27 PSF + HST
Suite 200 (office)	Available	1,663 SF	NNN	\$15.00 SF/yr	Additional rent approx. \$11.88 PSF + HST
Suite 201 (office)	Available	1,140 SF	NNN	\$15.00 SF/yr	Additional rent approx. \$11.88 PSF + HST
Suite 210 (office)	Available	813 SF	NNN	\$15.00 SF/yr	Additional rent approx. \$11.88 PSF + HST
Suite 200/201/210 (office)	Available	3,616 SF	NNN	\$15.00 SF/yr	Additional rent approx. \$11.88 PSF + HST
Suite 212 (office)	-	2,308 SF	NNN	\$15.00 SF/yr	Additional rent approx. \$11.88 PSF + HST
Suite 214 (office)	Available	721 SF	NNN	\$15.00 SF/yr	Additional rent approx. \$11.88 PSF + HST
Suite 218 (office)	Available	1,366 SF	NNN	\$15.00 SF/yr	Additional rent approx. \$11.88 PSF + HST

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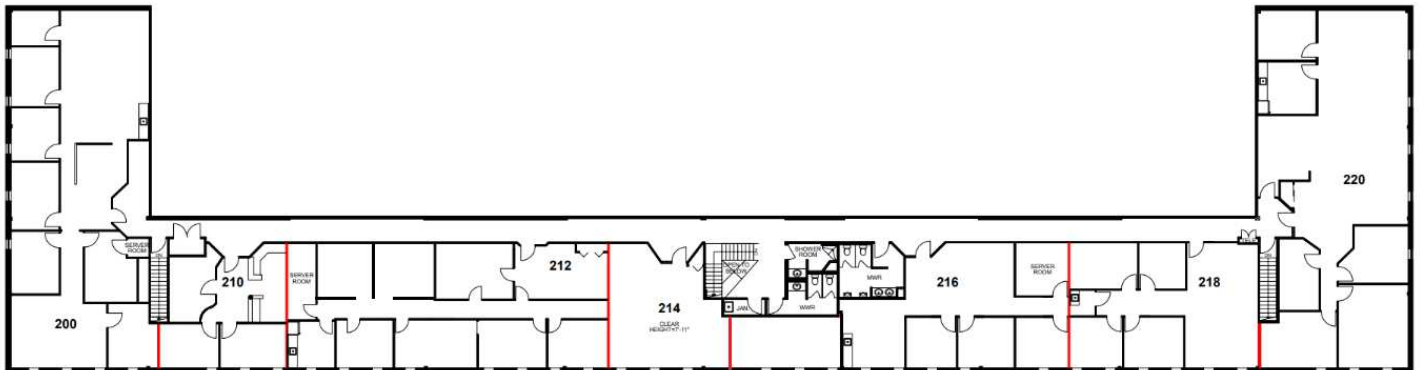
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Floor Plan - Second Floor



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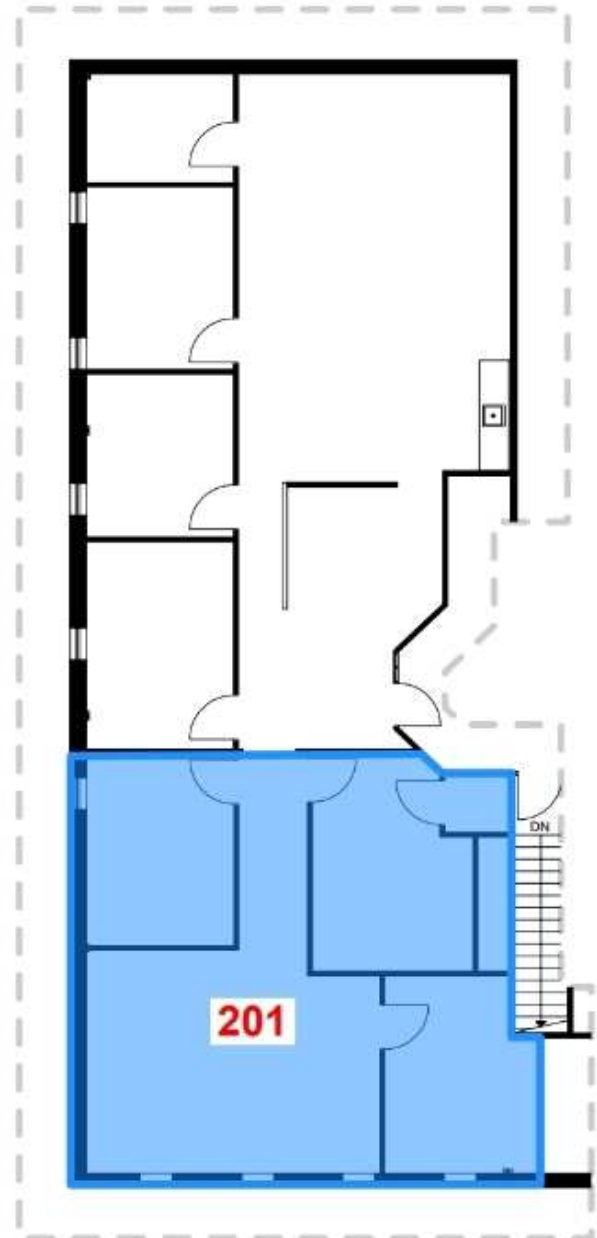
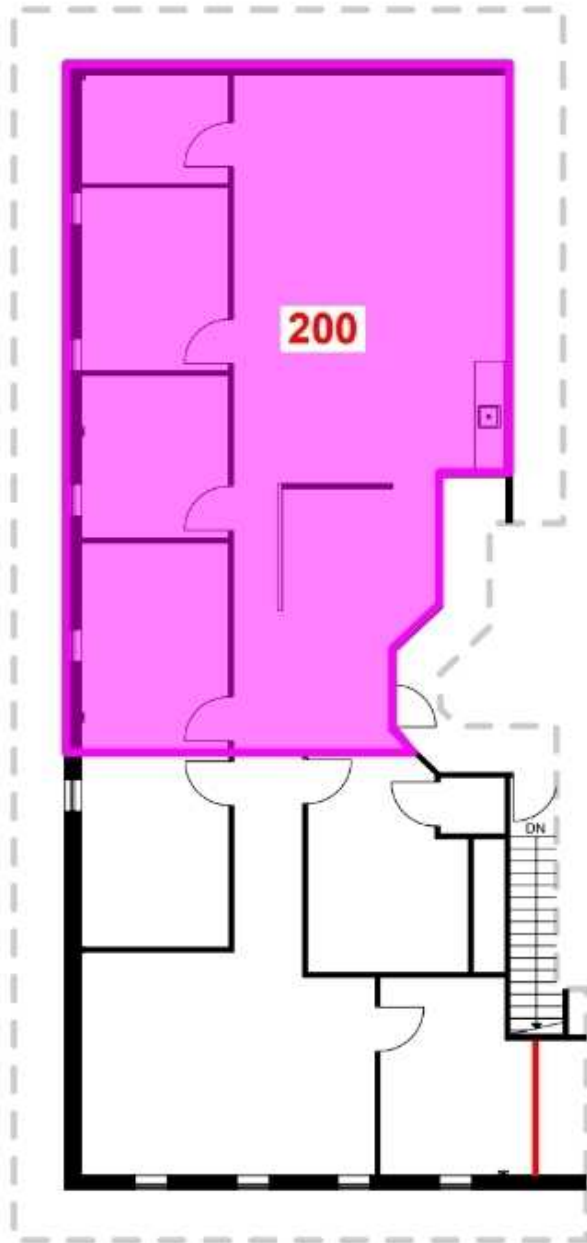
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Floor Plan - Suites 200 & 201



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Photos - Suite 200 & 210



Suite 200



Suite 200



Suite 210



Suite 210

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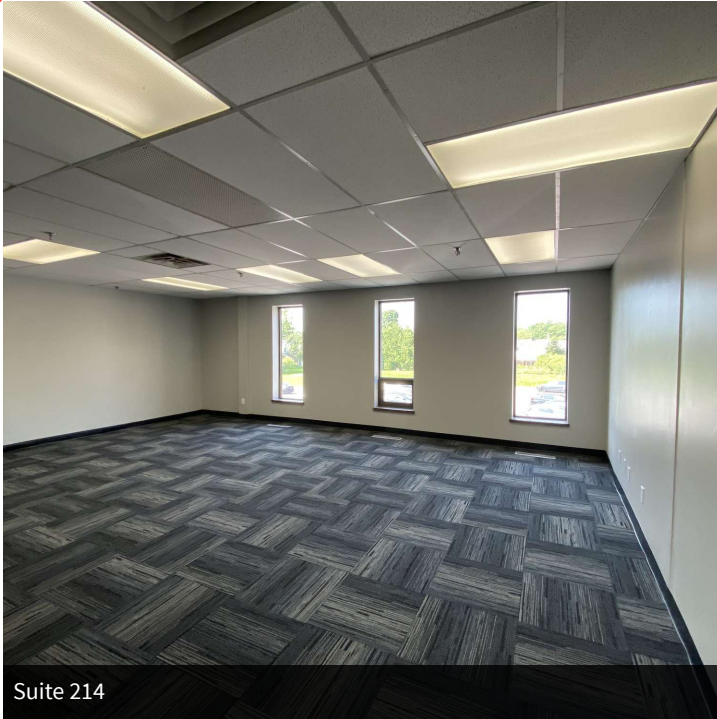
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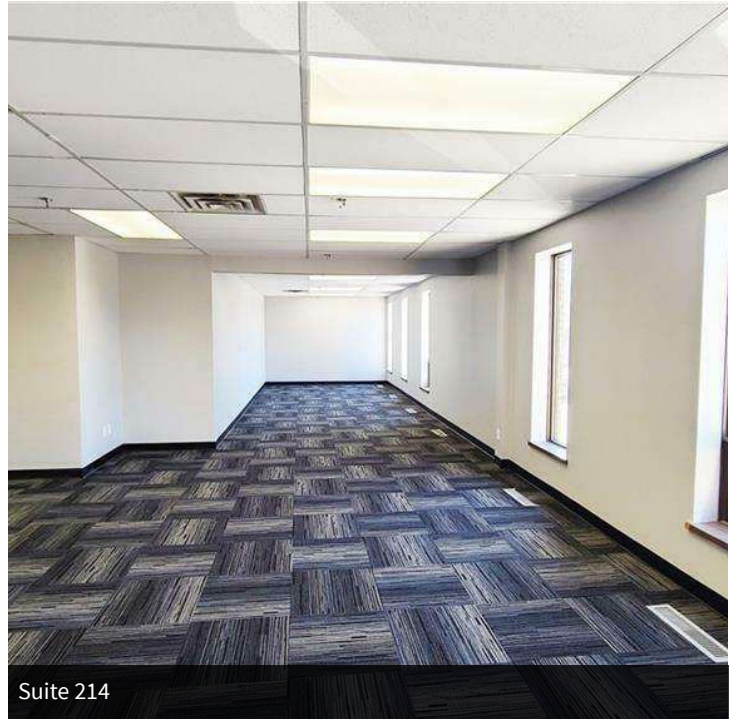
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Photos - Suite 214 & 218



Suite 214



Suite 214



Suite 218



Suite 218

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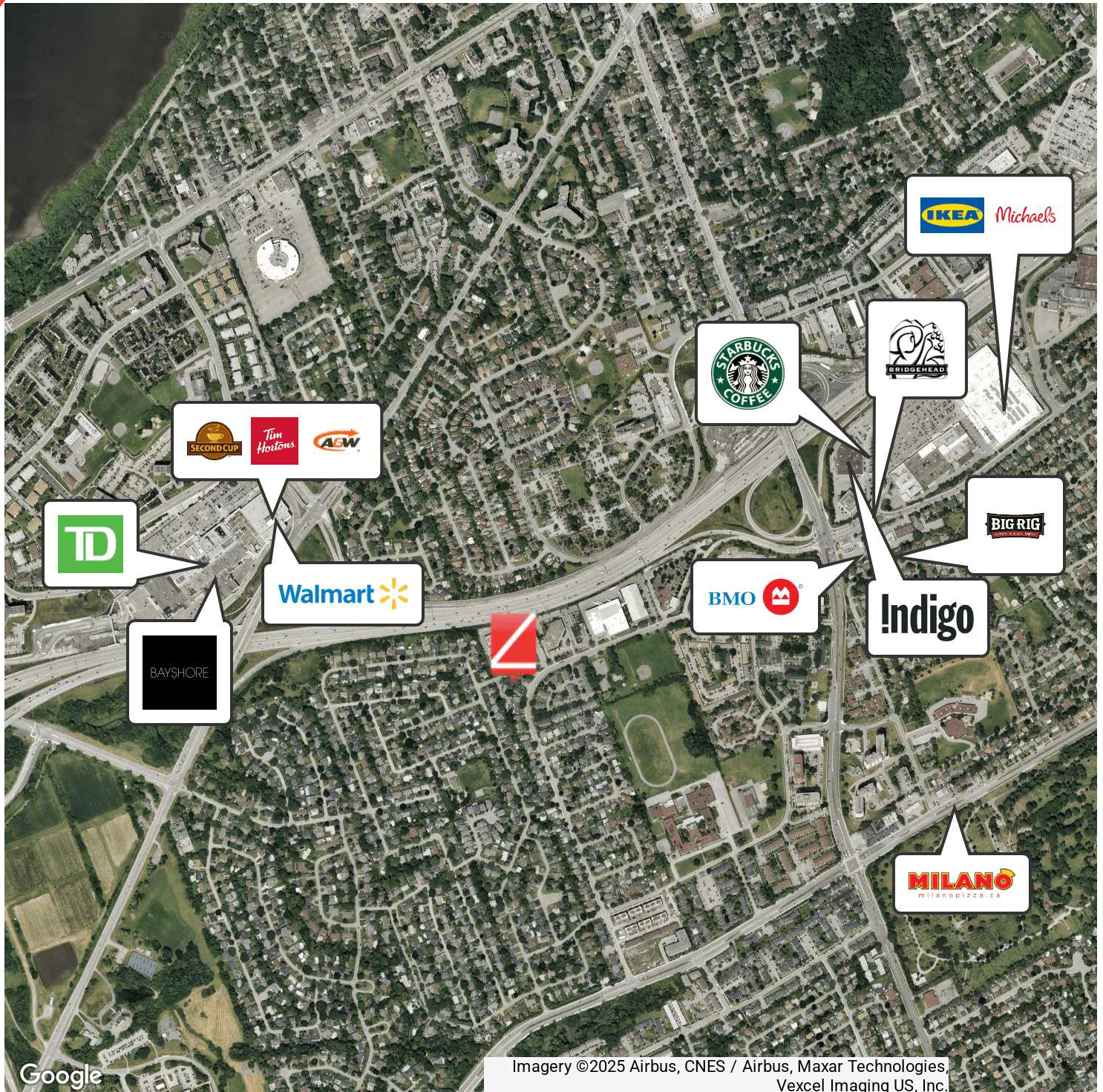
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Retailer Map



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