

FOR LEASE - RETAIL SPACE

LYNWOOD PLAZA – 1826 ROBERTSON RD.



Retail Opportunity in the Heart of Bells Corner

Lynwood Shopping Plaza

4,174sf retail space & 3,247sf office space available

1826 Robertson Road, known to most as “Lynwood Centre”, is a 52,000 square foot retail complex situated in between Bells Corners and West Ottawa.

Anchored by BMO Bank of Montreal, and Pizza Pizza, Lynwood Centre features ample parking to compliment its other modern retail facilities. Drawing on the highly trafficked intersection of Robertson Road and Moodie Drive, and close proximity to the 417 Queensway, the property is well suited to retail and office users alike.

Bruce Barrett
Director, Leasing
(613) 219-7184 Direct
bbarrett@regionalgroup.com

Regional Group
1737 Woodward Drive, 2nd
Floor
Ottawa, ON
K2C 0P9

(613) 230-2100

info@regionalgroup.com



Property Highlights

- Highly-visible exterior pylon street signage.
- Top-tier national tenants including BMO, Pizza Pizza, and the Beer Store
- High level of street-front exposure, on heavily-trafficked Robertson Rd.
- Situated within a sizable residential neighbourhood with a large customer base
- Barrier-free, fully-accessible building
- Professionally managed building with 24/7 emergency on-call service
- Large, free, 300+ space parking lot
- Professionally landscaped and gardened for a pleasant exterior environment
- Modern, exterior EIFS cladding



Availability & Rates

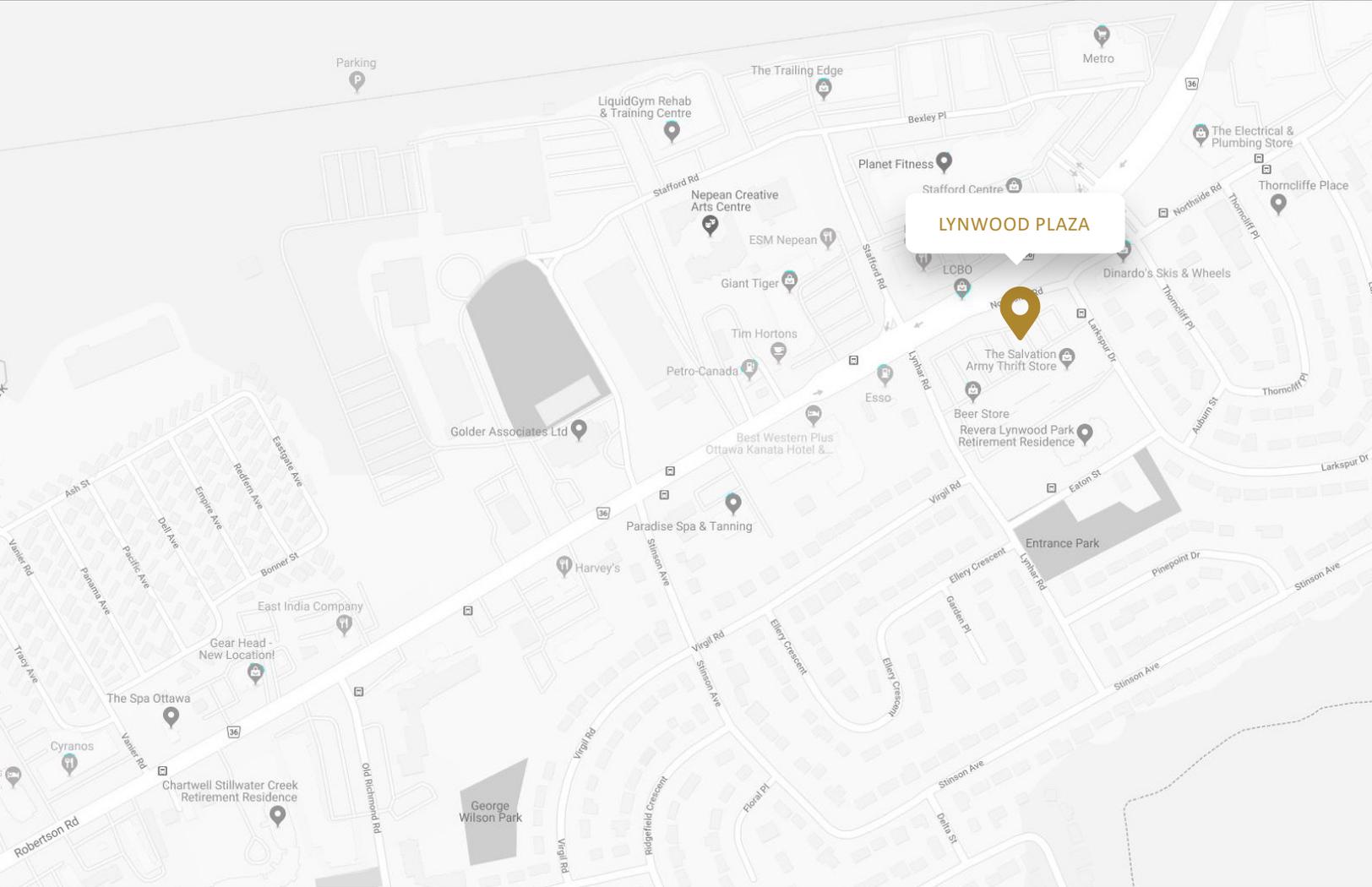
Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
51	3,247	Call agent for pricing	\$16.44	Immediate
76	4,174	Call agent for pricing	\$16.44	Immediate

TI Allowance – Negotiable

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Property Specifications

Year Constructed	1962
Construction	Concrete block/brick/steel frame
Exterior Walls	EIFS/brick/block
Roof Type	Torch on membrane/tar & gravel
Ceiling Height	14'2" slab to slab
Power	Multiple services, 120/208 amp
Loading Facilities	No
Air Conditioning	15 roof-top gas units
Heat	Gas
Sprinklered	Yes
Parking Spots	315
Elevator	No
Separately Metered	Gas and hydro (retail tenant). No additional for 3rd floor office tenant

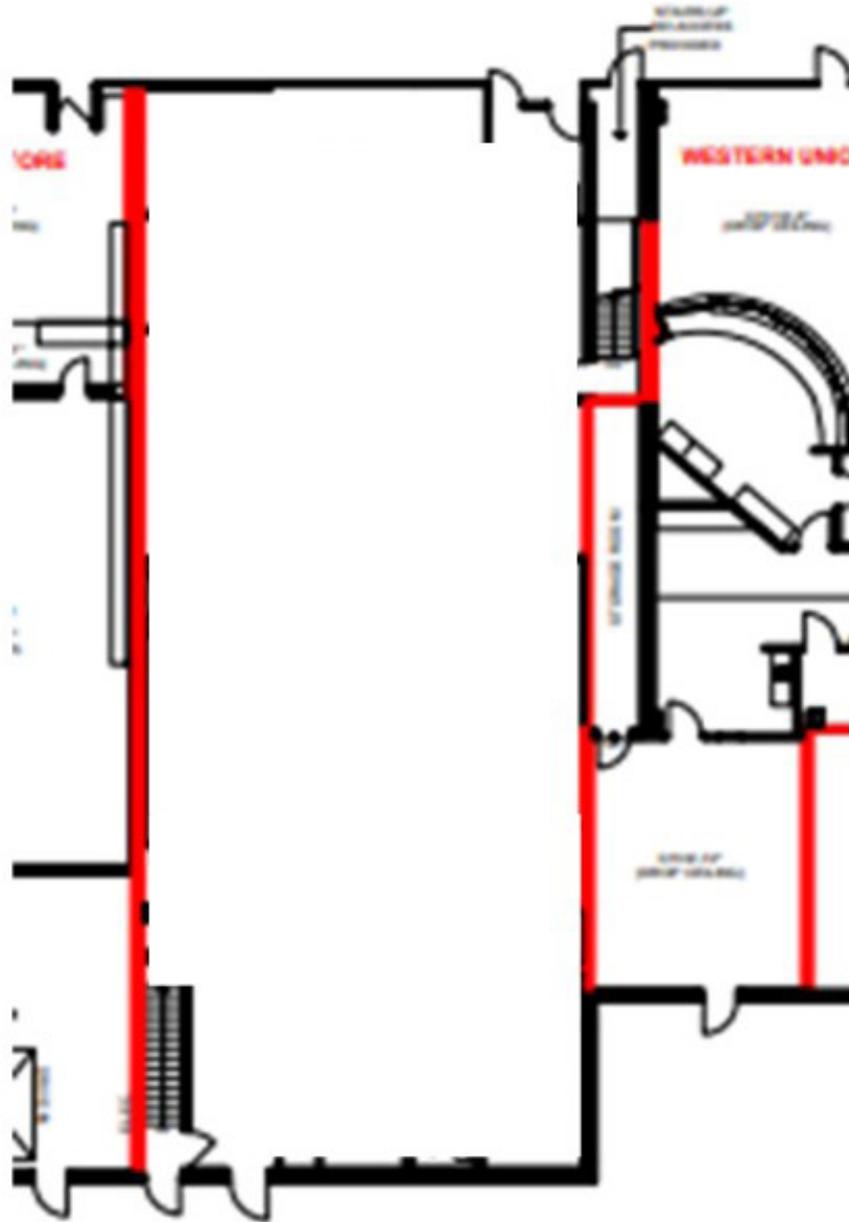
Office Space- Unit 51

3,247 sf



Prime Retail Space- Unit 76

4,174 sf





Contact us

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