



**RETAIL /
OFFICE SPACE**

117 CENTREPOINTE DRIVE, #123/124

Ottawa, Ontario

SUMMARY

Ground floor unit available for lease. Location offers ample parking and is within walking distance of College Square, Centrepointe Theatre, Ben Franklin Place, Algonquin College, and OC Transpo's Baseline Station. Royal Oak Restaurant on site. Suitably zoned for many uses such as Esthetics and/or Nail Salon, Medical Clinic, Art Studio, Registered Massage Therapy, Health and Wellness Centre, Fitness/Yoga Studio, Retail Boutique and Specialty Food Store, etc.

HVAC: #123 - 3 tonnes
#124 - 5 tonnes

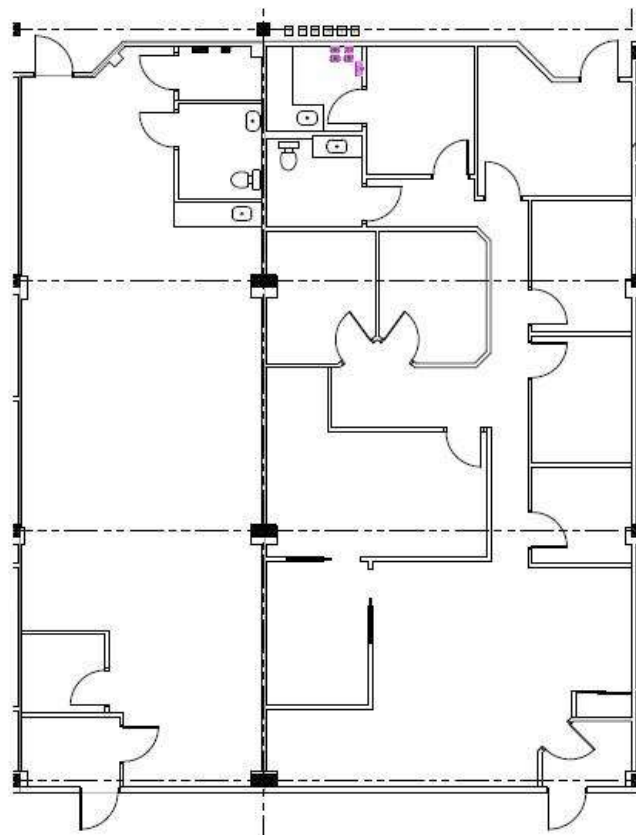
Electrical Panel: 120/208 volts, 225 amps, 3 phase, 4 wire. Main disconnect is 600 volts.

PROPERTY DETAILS

SIZE	Approx. 3,045 sq.ft
RENTAL RATE	\$27.00 per sq.ft. triple net
ADDITIONAL RENT	\$13.54 per sq.ft. (estimated) year ending December 31, 2022
MONTHLY RENT	\$10,287.02 plus HST Plus utilities
PARKING	Ample, on site
AVAILABILITY	Immediate



117 CENTREPOINTE DRIVE, SUITE #123/124



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The particulars are submitted to the best of our knowledge and are subject to change without notice. CDNGLOBAL does not assume responsibility for any errors or omissions.