

FOR LEASE

1140 MORRISON DRIVE

Ottawa, ON K2H 8S9



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

 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

WAREHOUSE

Available SF	4,147 SF
Lease Rate	\$15.00 SF/yr (NNN)
Additional Rent:	approx. \$7.83 PSF

OFFICE

Available SF	813-6,651 SF
Lease Rate	\$13.00 SF/yr (NNN)
Additional Rent:	approx. \$11.50 PSF

PROPERTY OVERVIEW

One ground floor warehouse/showroom suite for lease which features two open workspaces with the front office/showroom portion, as well as one overhead loading door, double man door at the rear and 18' clear ceiling height within the warehouse portion.

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. Ample parking available onsite. 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
- Close to many amenities including Starbucks, Bridgehead, Ikea, Bayshore Shopping Centre, the Queensway Carleton Hospital and more
- Utilities extra for warehouse space

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Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 106A (warehouse/showroom)	Available	4,147 SF	NNN	\$15.00 SF/yr	Additional rent approx. \$7.83 PSF + HST
Suite 200 (office)	Available	2,809 SF	NNN	\$13.00 SF/yr	Additional rent approx. \$11.50 PSF + HST
Suite 210 (office)	Available	813 SF	NNN	\$13.00 SF/yr	Additional rent approx. \$11.50 PSF + HST
Suite 212 (office)	Available	2,308 SF	NNN	\$13.00 SF/yr	Additional rent approx. \$11.50 PSF + HST
Suite 214 (office)	Available	721 SF	NNN	\$13.00 SF/yr	Additional rent approx. \$11.50 PSF + HST
Suite 200/210/212/214 (office)	Available	6,651 SF	NNN	\$13.00 SF/yr	Additional rent approx. \$11.50 PSF + HST
Suite 218 (office)	Available	1,366 SF	NNN	\$13.00 SF/yr	Additional rent approx. \$11.50 PSF + HST

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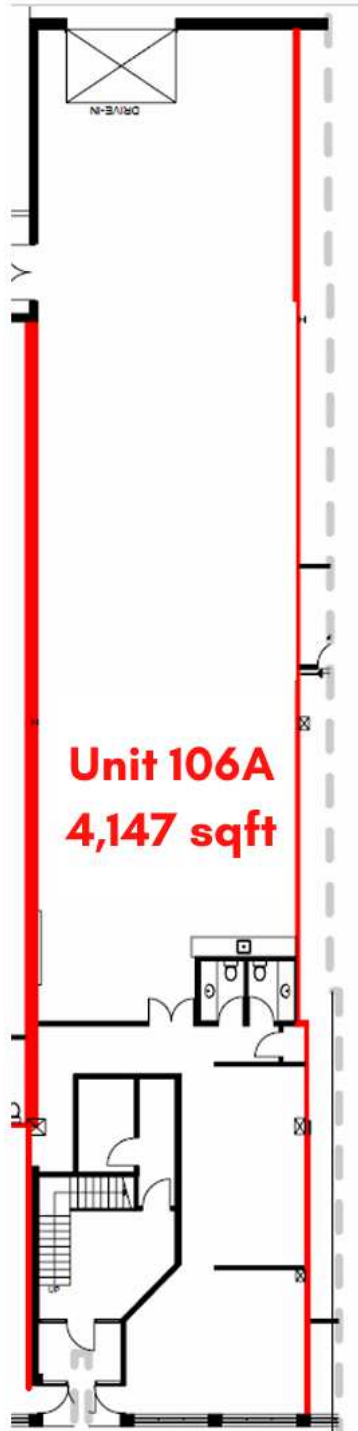
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| Floor Plan - Suite 106A | Floor Plan - Suite 106A - Warehouse



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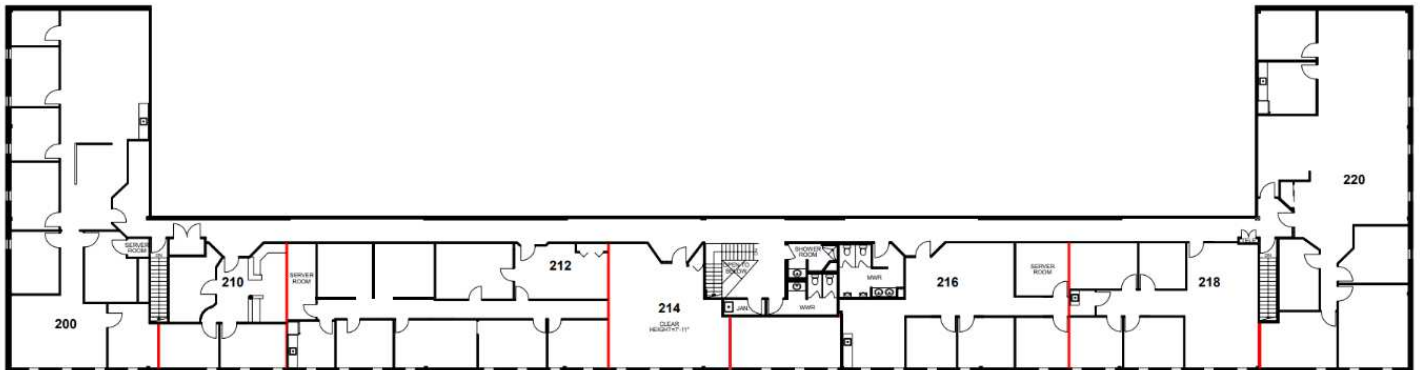
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Floor Plan - Second Floor



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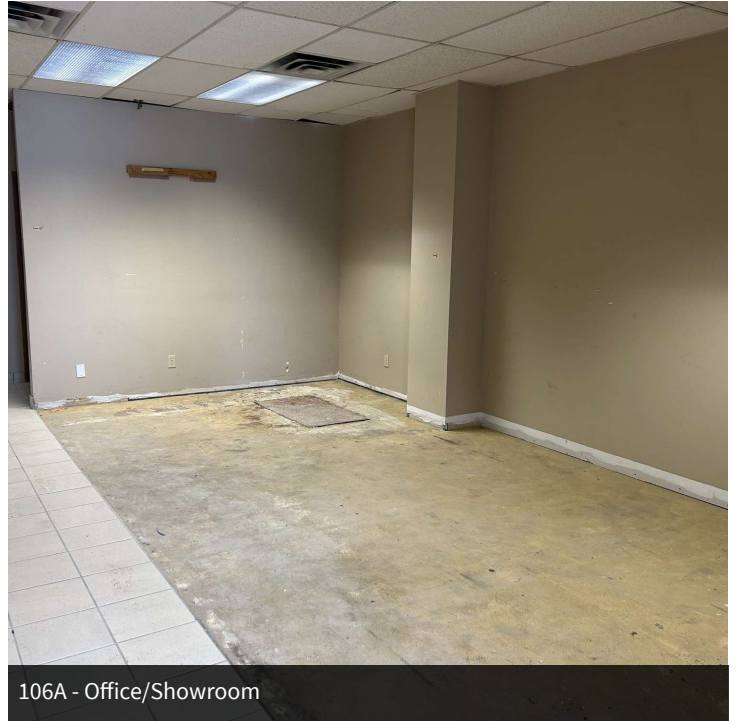
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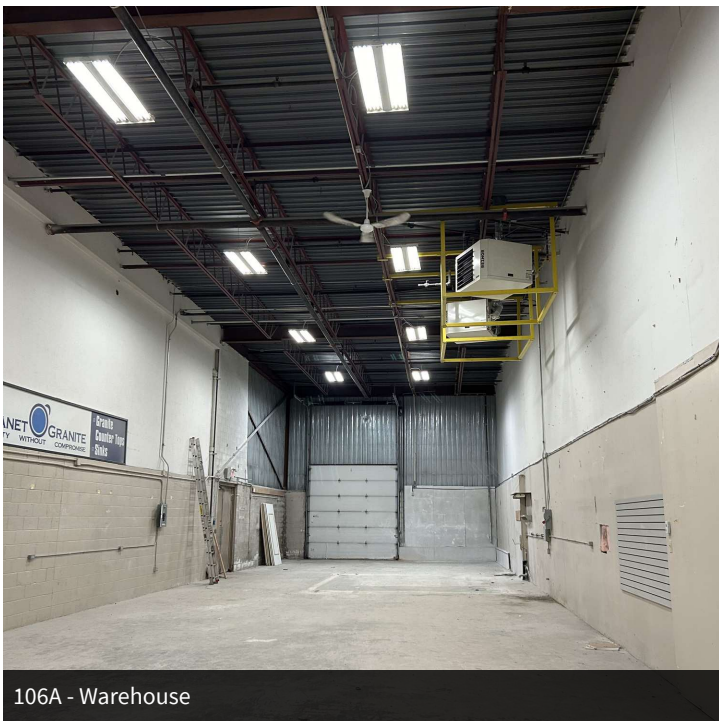
Photos - Suite 106A



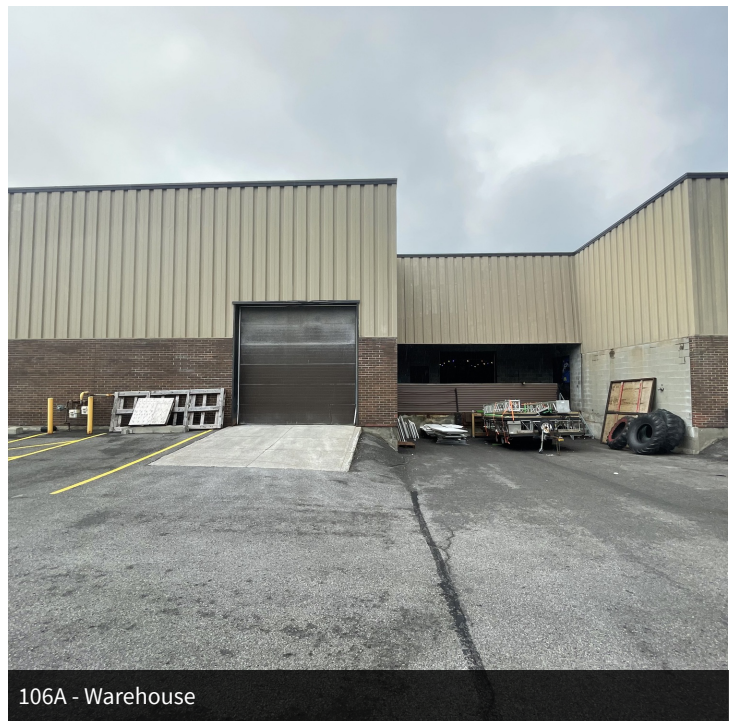
106A - Office/Showroom



106A - Office/Showroom



106A - Warehouse



106A - Warehouse

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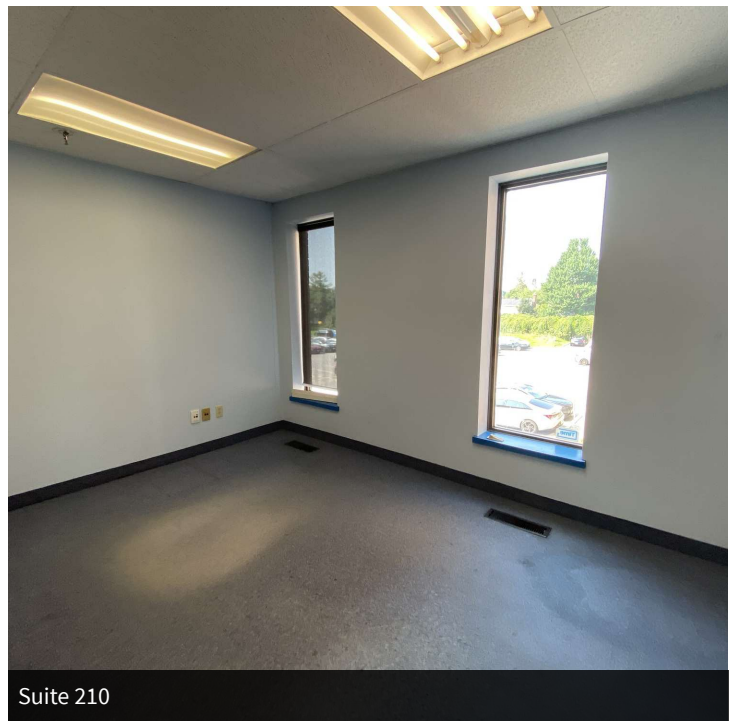
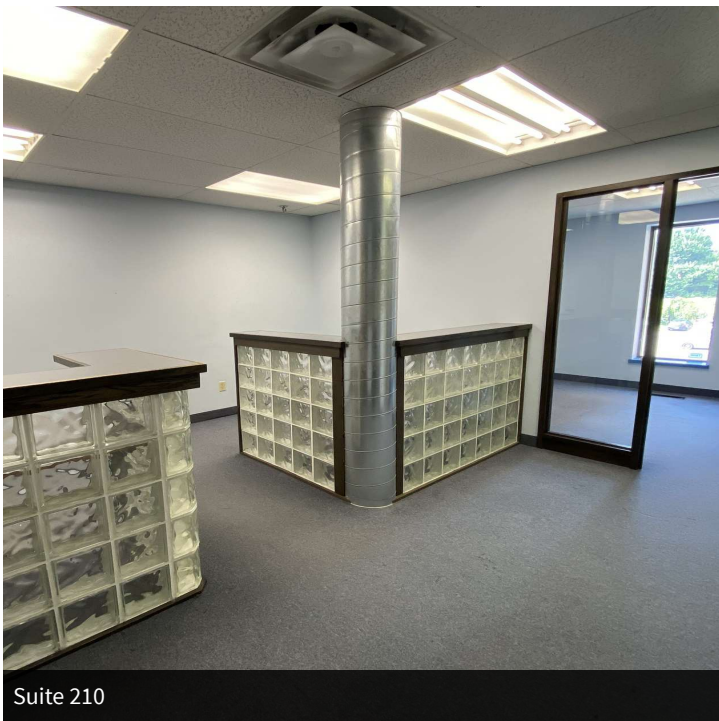
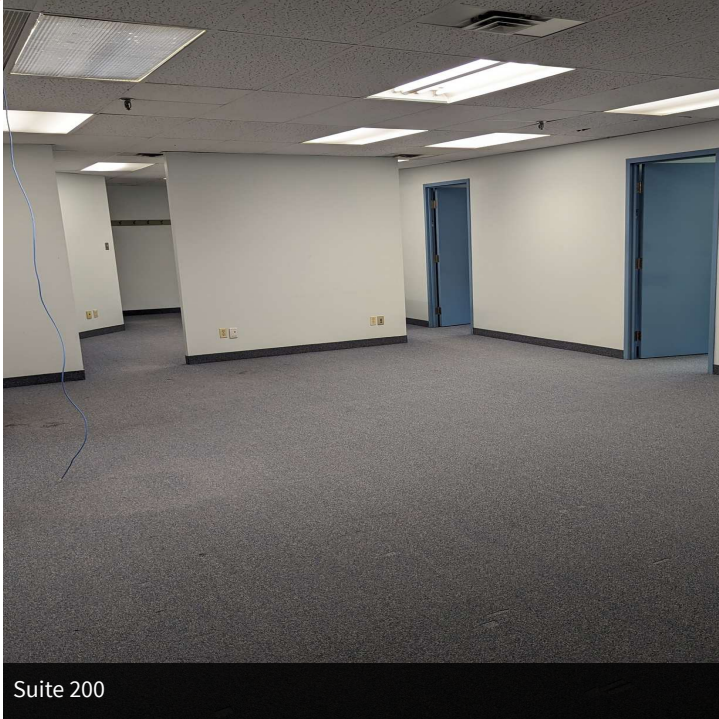
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Photos - Suite 200 & 210



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Photos - Suite 212 & 214



Suite 212



Suite 212



Suite 214

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Photos - Suite 218



Suite 218



Suite 218



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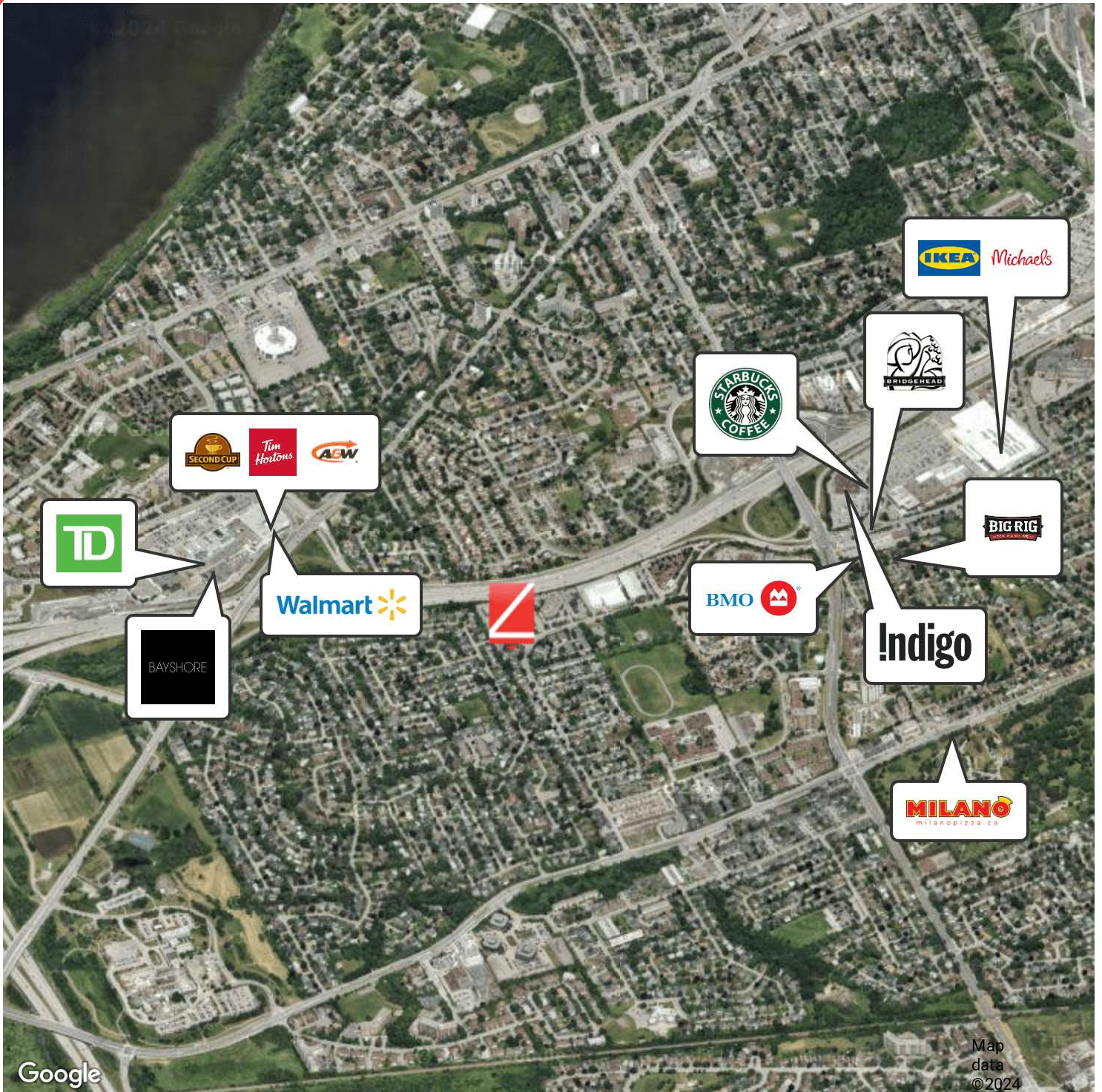
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