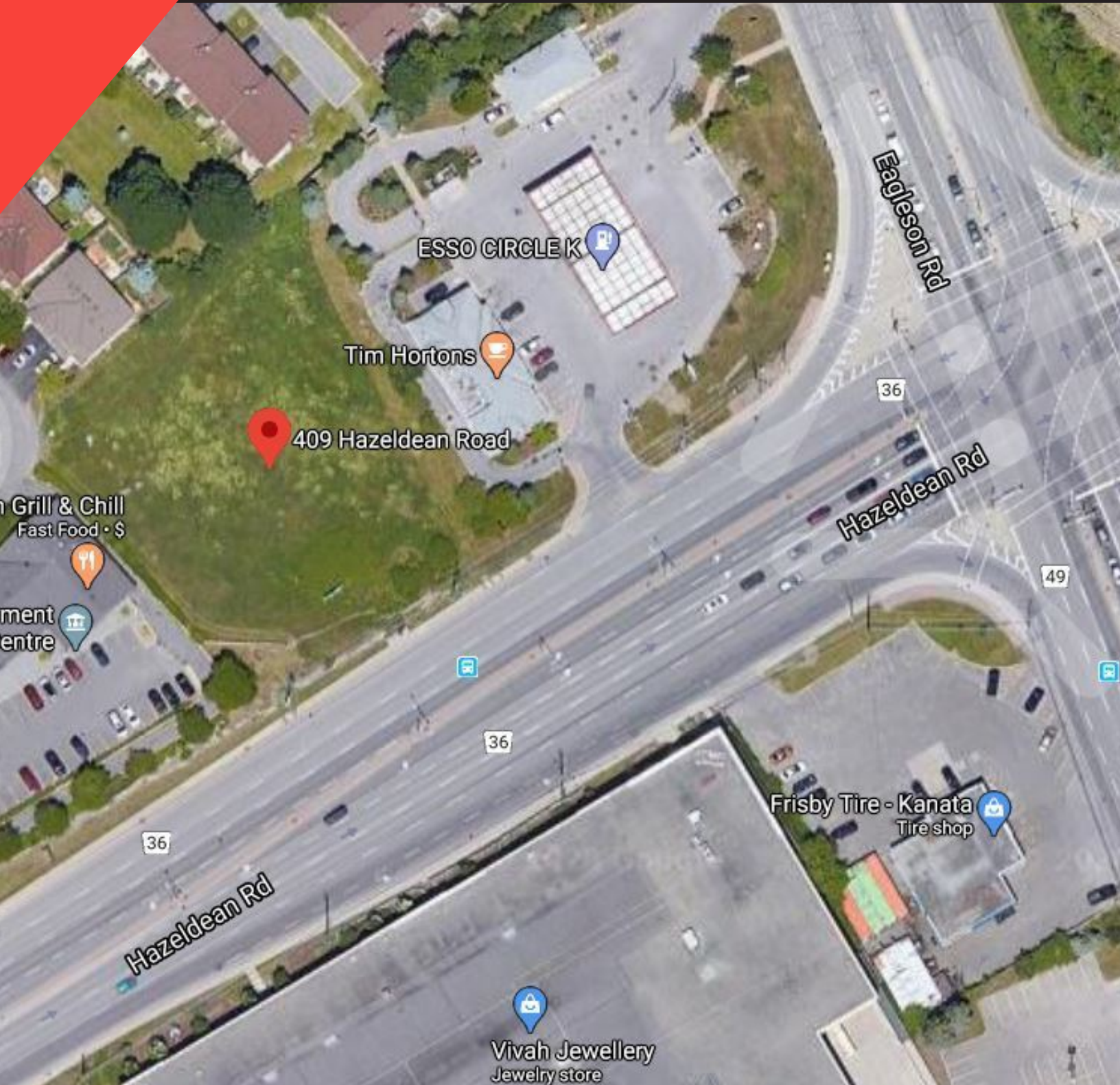


# FOR LEASE

409 HAZELDEAN ROAD

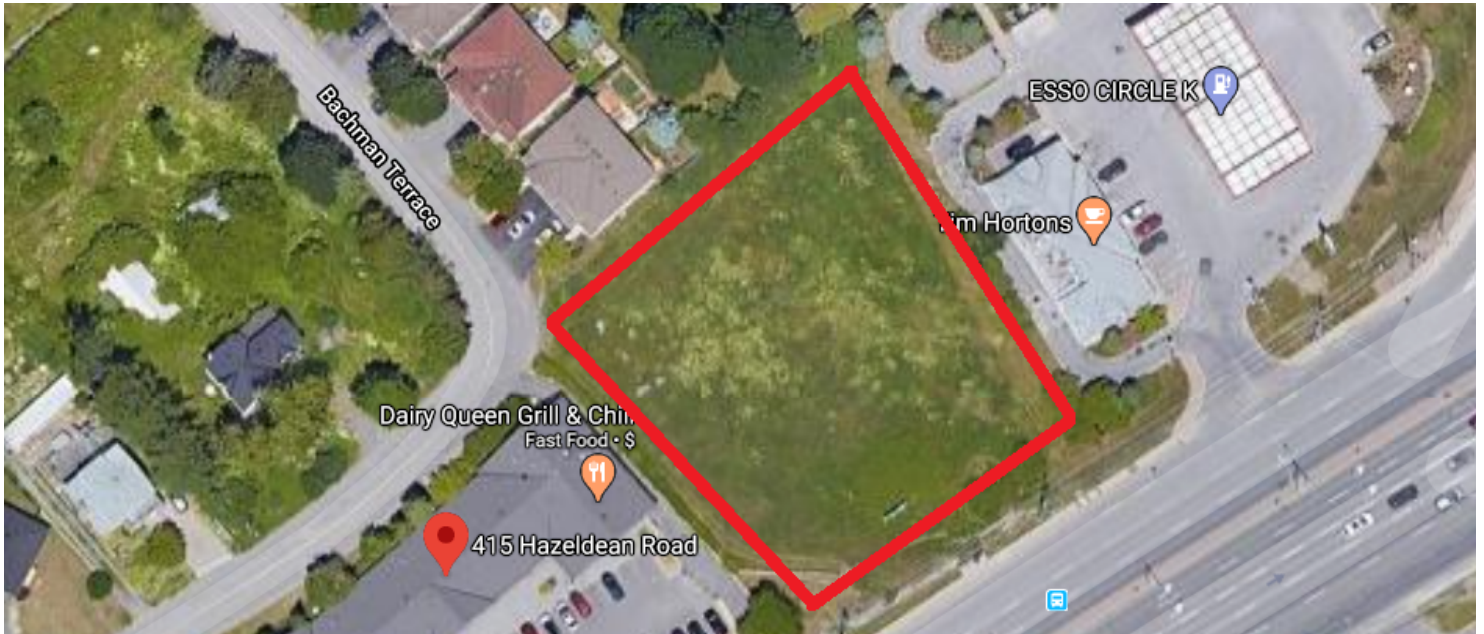
Ottawa, ON K2L 4C6



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REALTY  
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### OFFERING SUMMARY

Available SF:	Up to 8,000 SF
Lease Rate:	\$30.00 SF/yr (NNN)
Additional Rent:	Contact Broker
Zoning:	Arterial Mainstreet (AM)

### PROPERTY OVERVIEW

NEW BUILD TO SUIT RETAIL OPPORTUNITY. Prime retail space located at the corner of Eagleson and Hazeldean Road in Kanata South, a major arterial intersection in Kanata with a high vehicular traffic count along both roads. Ideal location for fast food/restaurant and other service retailers. Neighboring retailers include Hazeldean Shopping Centre, Frisby Tire, Shopper's Drug Mart, Dairy Queen, and Pizza Pizza.

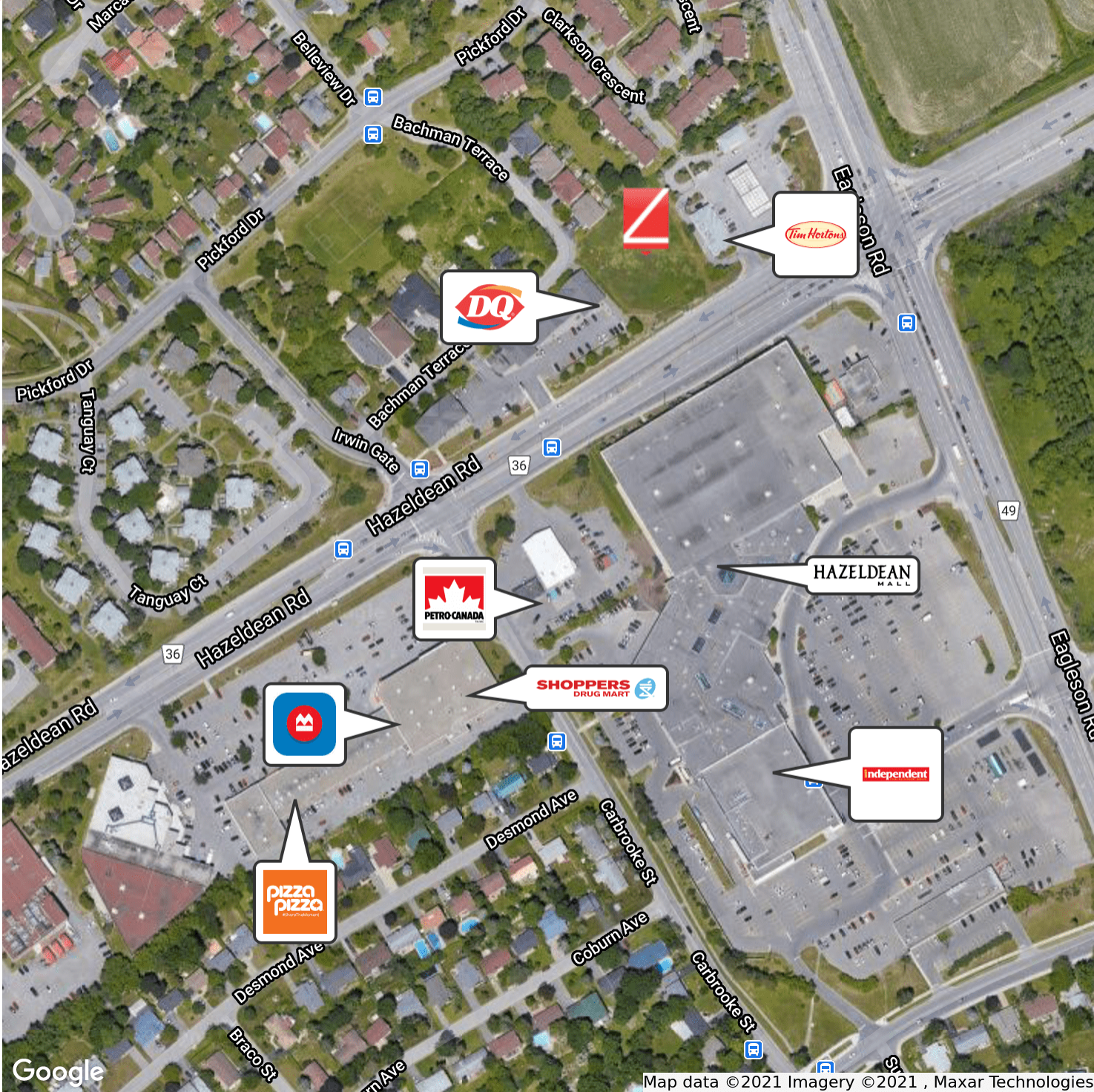
### PROPERTY HIGHLIGHTS

- Up to 8,000 SF of new retail space available
- High Traffic corner of Eagleson and Hazeldean Road
- Highly visible retail location
- Build to Suit opportunity
- Ample on-site parking



# 409 HAZELDEAN ROAD OTTAWA, ON K2L 4C6

Retailer Map



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