

FOR LEASE - RETAIL/OFFICE SPACE
474-476 HOLLAND AVENUE



— Centrally Located Retail/Office Space Available

474-476 Holland Avenue 1,360sf and 3,500sf spaces available

474-476 Holland Avenue is a 10,650 square-foot wheelchair-accessible retail/office building located at the central intersection of Carling Avenue and Holland Avenue, a prime location in Ottawa. The building is ideal for all professional services- doctors, therapists, lawyers, accountants, engineers, and otherwise.

This locally iconic building is undergoing extensive renovations and modernizations, including newly-constructed common areas, lobby, hallways, and washrooms.

With an abundance of fenestration on three sides on both the ground and second floors, the suites are flooded with natural light and offer scenic landscape views of the neighbouring experimental farm.

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

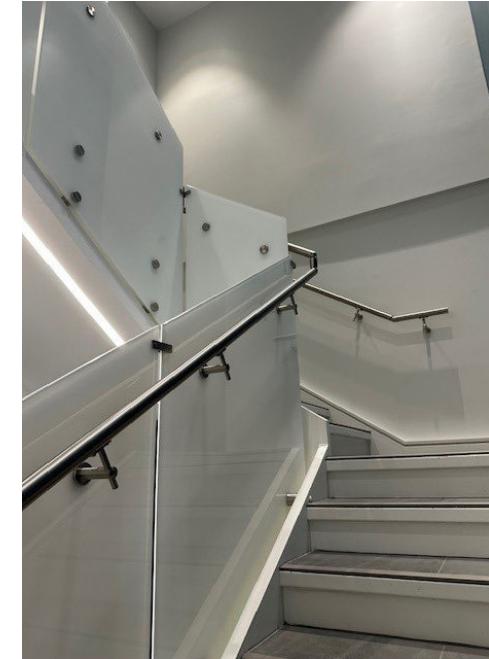
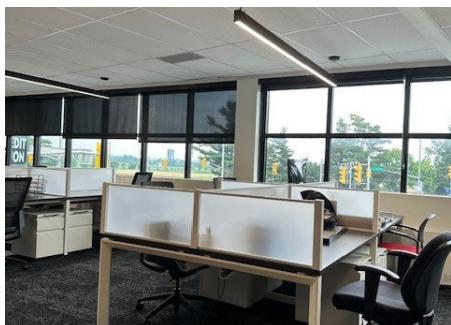
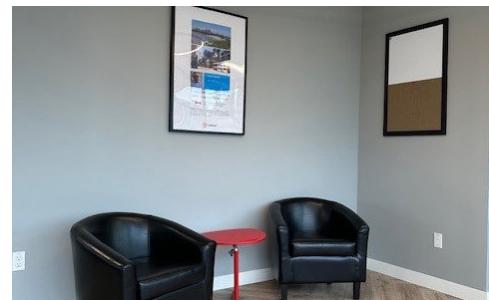
(613) 230-2100

commercialleasing@regionalgroup.com



Property Highlights

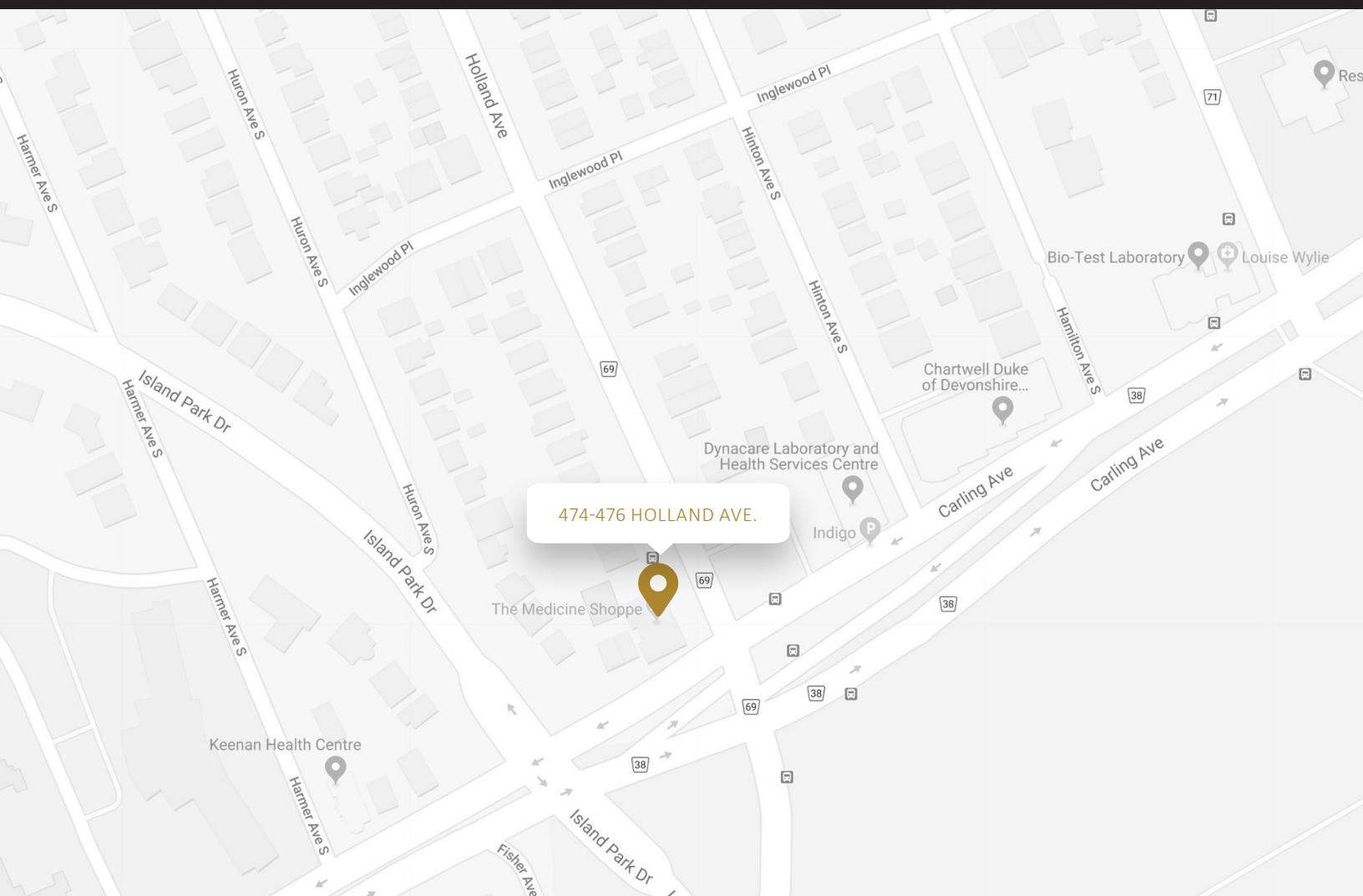
- Fully-renovated and modernized
- Abundant natural light with pleasant views of the surrounding areas
- Barrier-free, fully accessible building
- Located near Civic Hospital
- Free parking
- Professionally managed building with 24/7 emergency on-call service
- Centrally located in Ottawa, proximate to several bus routes



Availability & Rates

Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
Ground Floor	1,360	\$21.00	\$11.40 (op) \$5.32 (taxes)	Immediate
Second Floor	3,500	\$18.00	\$11.40 (op) \$5.32 (taxes)	Immediate

TI Allowance – Negotiable

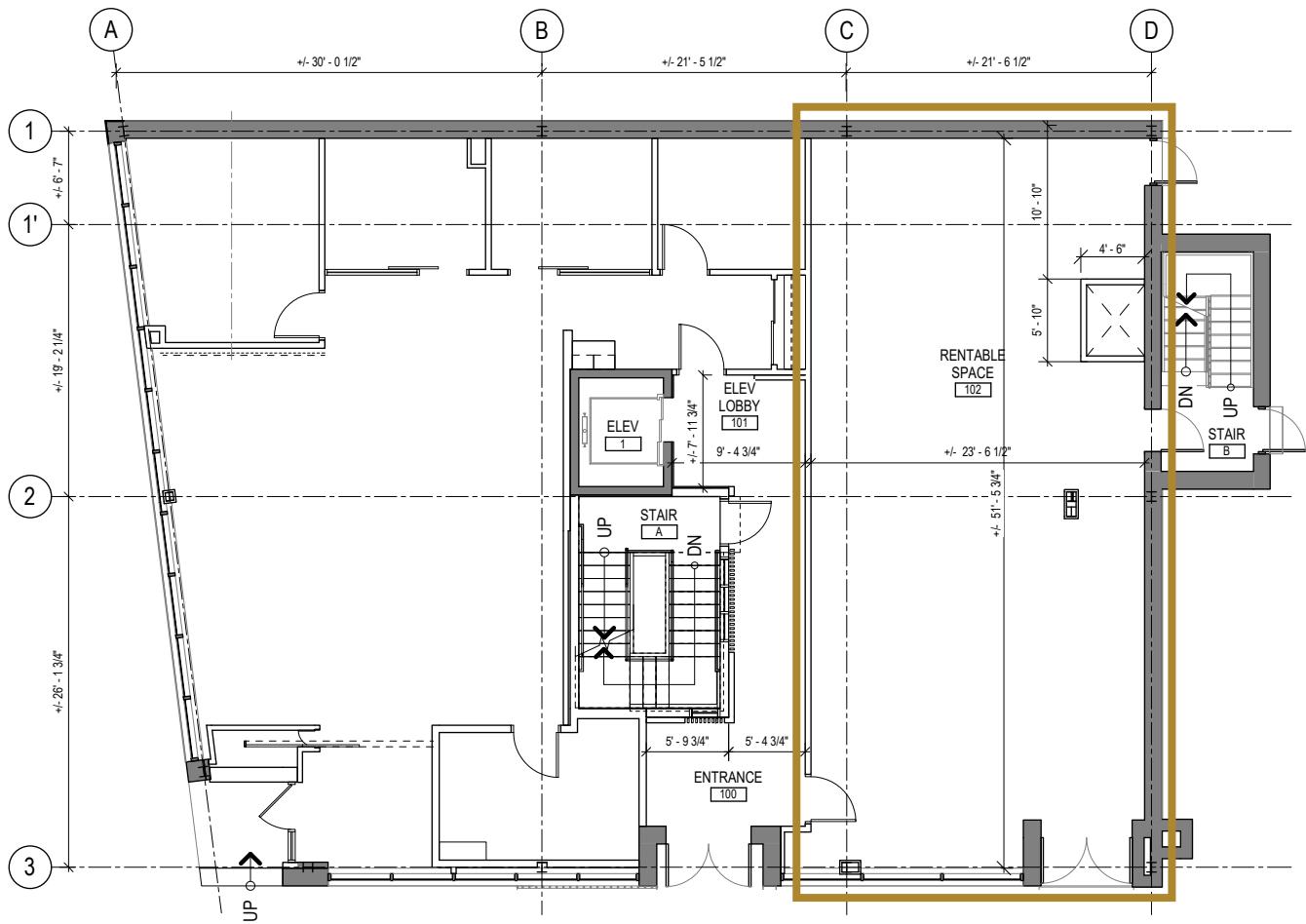


Property Specifications

Year Constructed	1960s. Fully-renovated in 2019
Construction	Load-bearing masonry walls w/structural steel framing
Exterior Walls	Masonry, brick and stone veneers
Roof Type	Flat
Ceiling Height	10'
Power	200A, 120/208V, 3-phase, 4-wire with separate CT box and meter
Loading Facilities	No
Air Conditioning	(2) 180MBH 7.5-ton units, gas-fired
Heat	Boiler-supplied radiators in common areas with supplementary electric baseboards
Sprinklered	No
Parking Spots	18 shared
Elevator	Yes
Separately Metered	100A 3-phase w/separately supplied CT for 1st & 2nd floors. Splitter for mechanical rooms

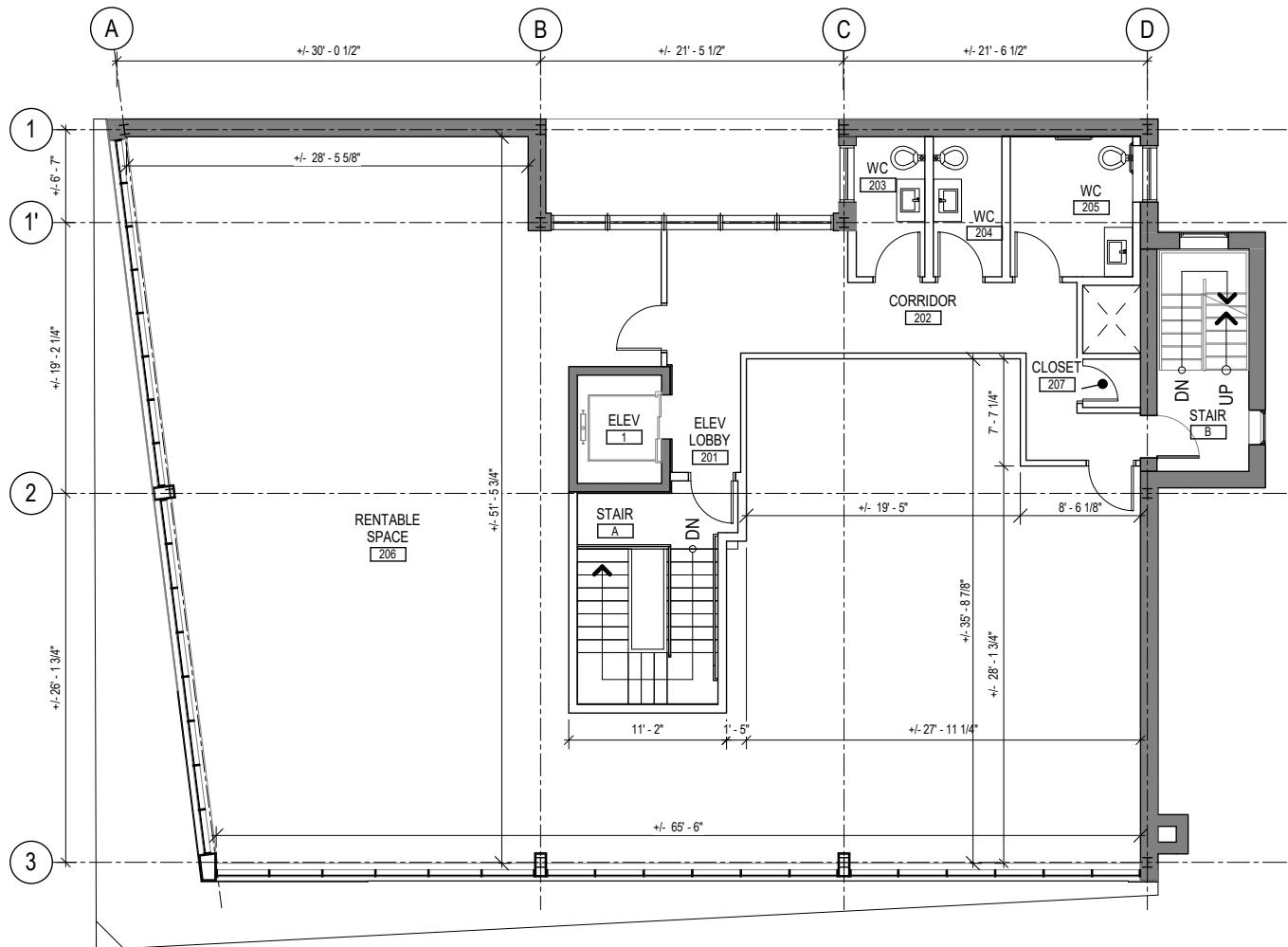
Ground Floor Retail w/Private Entrance

1,360sf

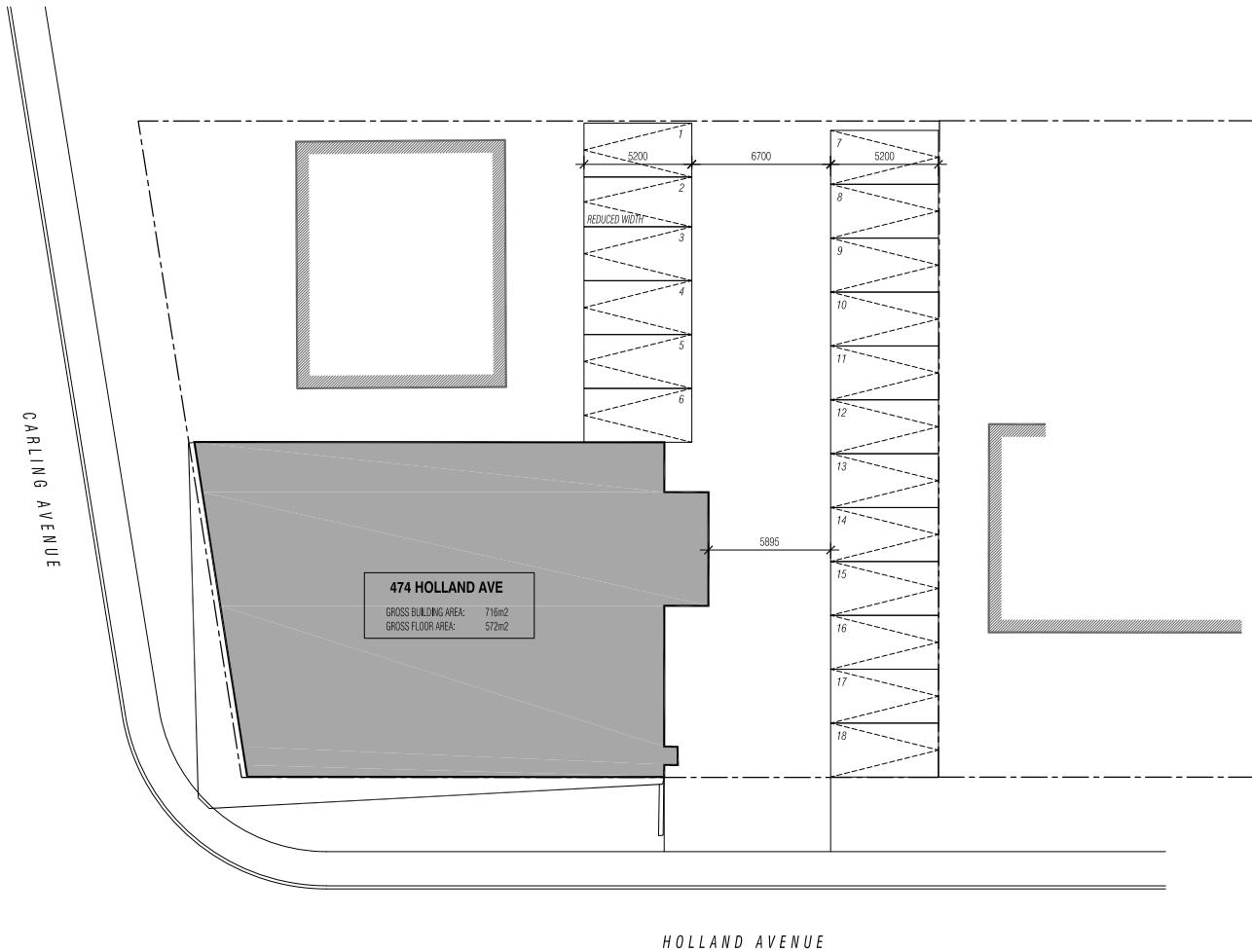


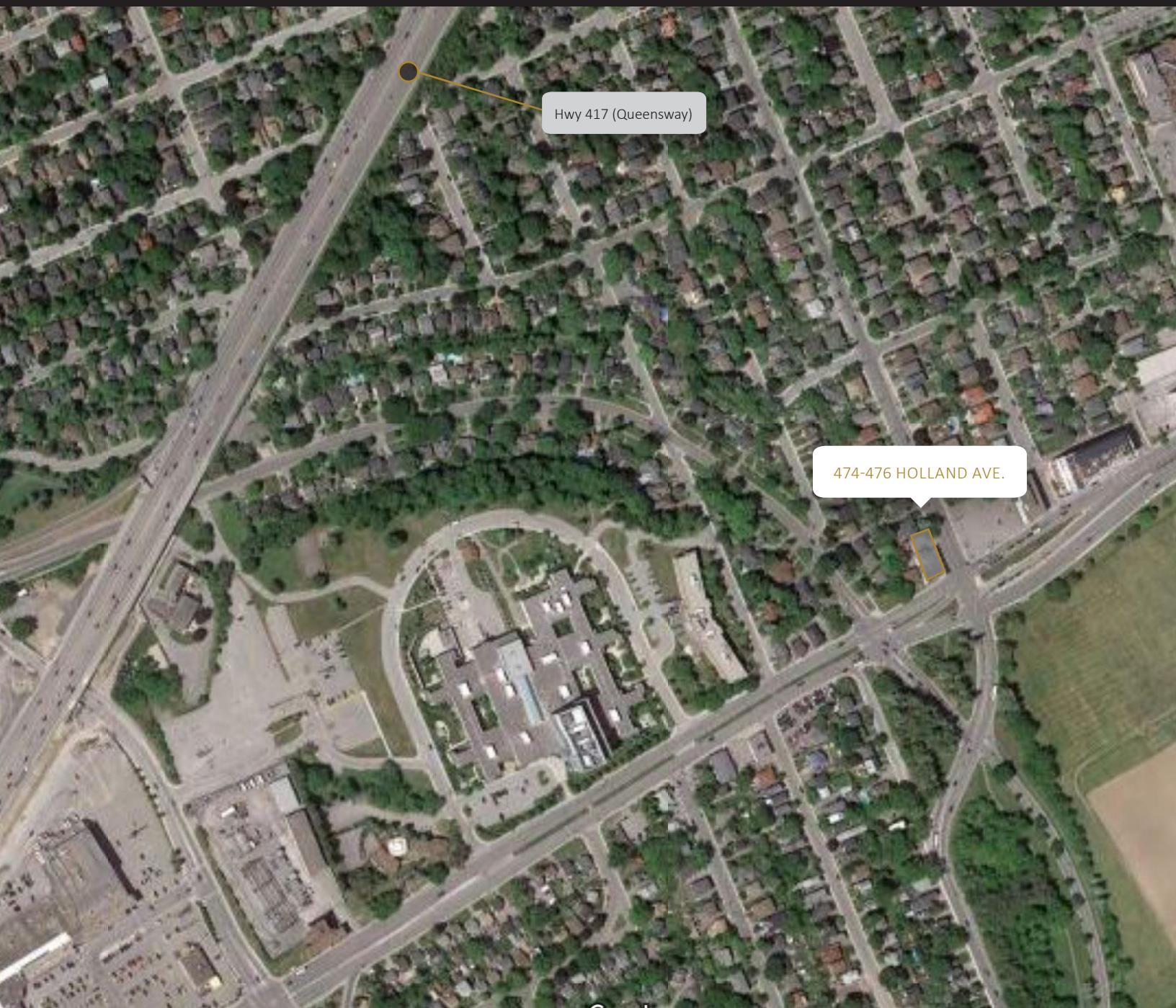
Second Floor

3,500sf



Parking Plan





Contact us

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