

FOR LEASE



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2191 THURSTON DRIVE – UNIT 6

OTTAWA, ON K1G 6C9



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Additional Rent:	9.75 SF/yr
Building Size:	27,800 SF
Available SF:	2,670 SF
Number of Units:	6
Year Built:	1989
Renovated:	2021
Zoning:	IL
Market:	Ottawa
Submarket:	East Ottawa

PROPERTY OVERVIEW

Nestled within the prestigious Ottawa Business Park, this office/ warehouse facility offers superior features for your business needs. Ample on-site parking, with a ratio of 3:1000 SF, provides convenience for employees and clients alike. The abundance of nearby amenities, including popular establishments like Tim Hortons, Boston Pizza, Metro and Fit4Less, ensures that daily necessities are within reach. Additionally, the property's prime location, just minutes from HWY 417 E&W and public transit, offers unparalleled accessibility, making it an ideal choice for businesses seeking a strategic and well-equipped space in Ottawa.

PROPERTY HIGHLIGHTS

- 2nd floor office space
- On-site parking available (3:1000)
- Many amenities nearby including Tim Hortons, Boston Pizza and Fit4Less,
- Just minutes from HWY 417 E&W as well as public transit



MARLENE PIITZ
+1(613)224.5464 x103
mpiitz@merkburn.com

MERKBURN HOLDINGS LTD.

2191 Thurston Drive, Suite 4, Ottawa, ON K1G 6C9
merkburn.com

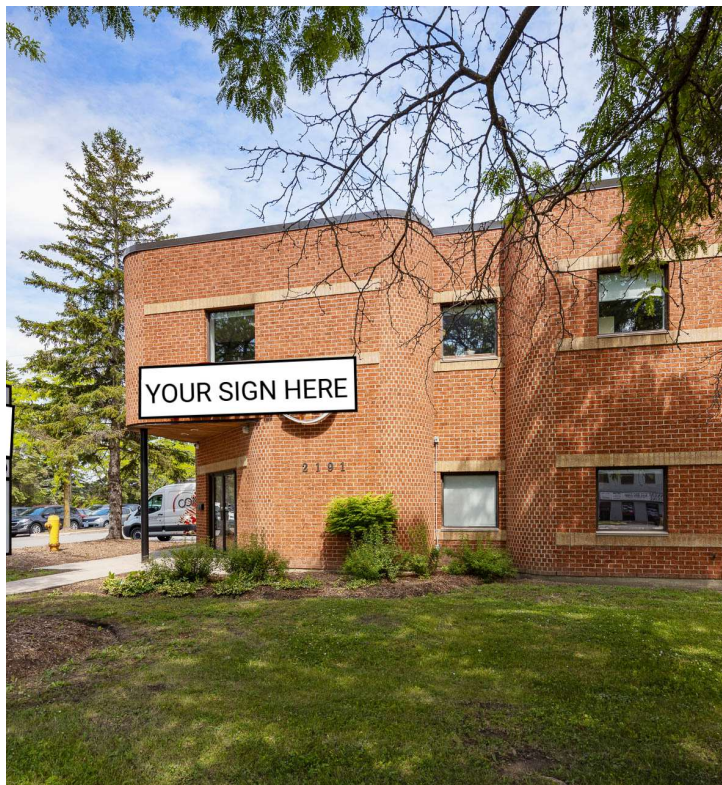
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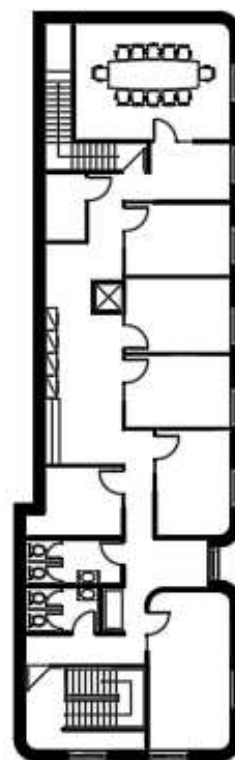
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2nd Floor



Unit 6 - 2,670 SF



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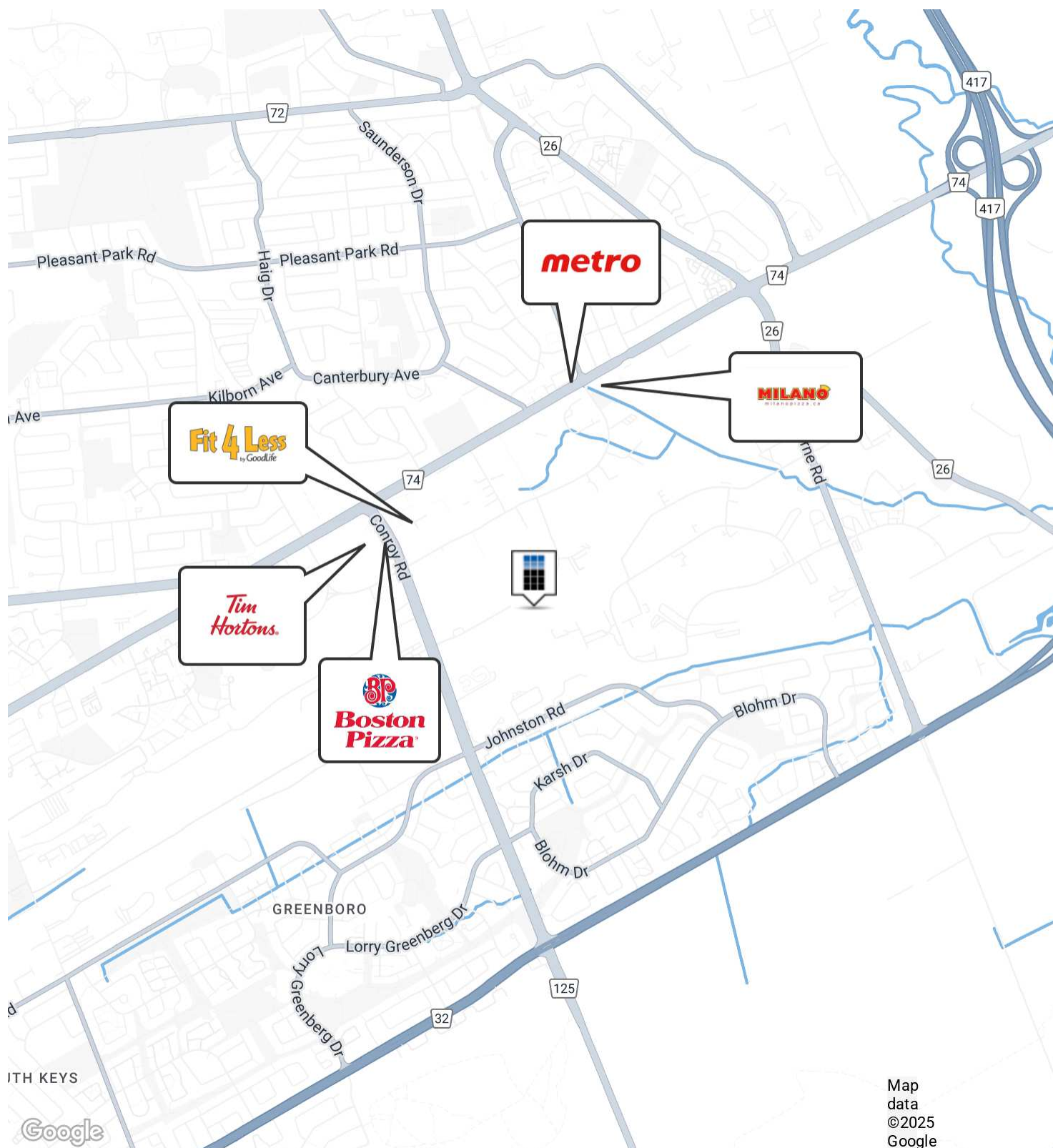
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