

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

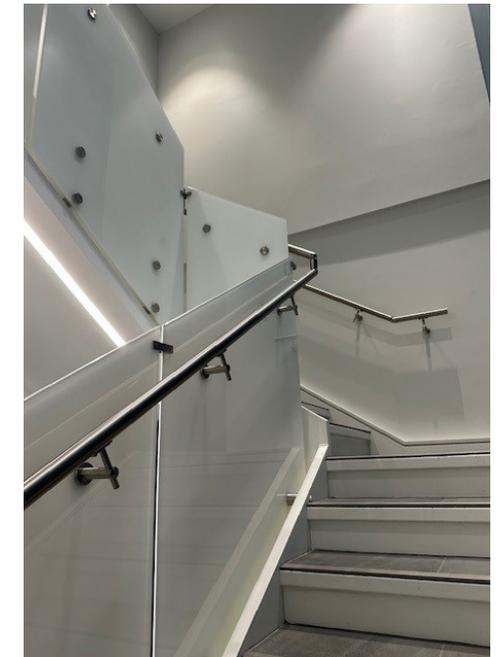
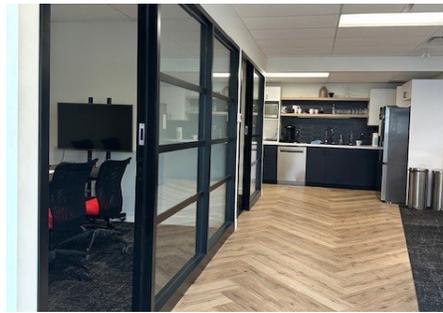
(613) 230-2100

commercialleasing@regionalgroupp.com



Property Highlights

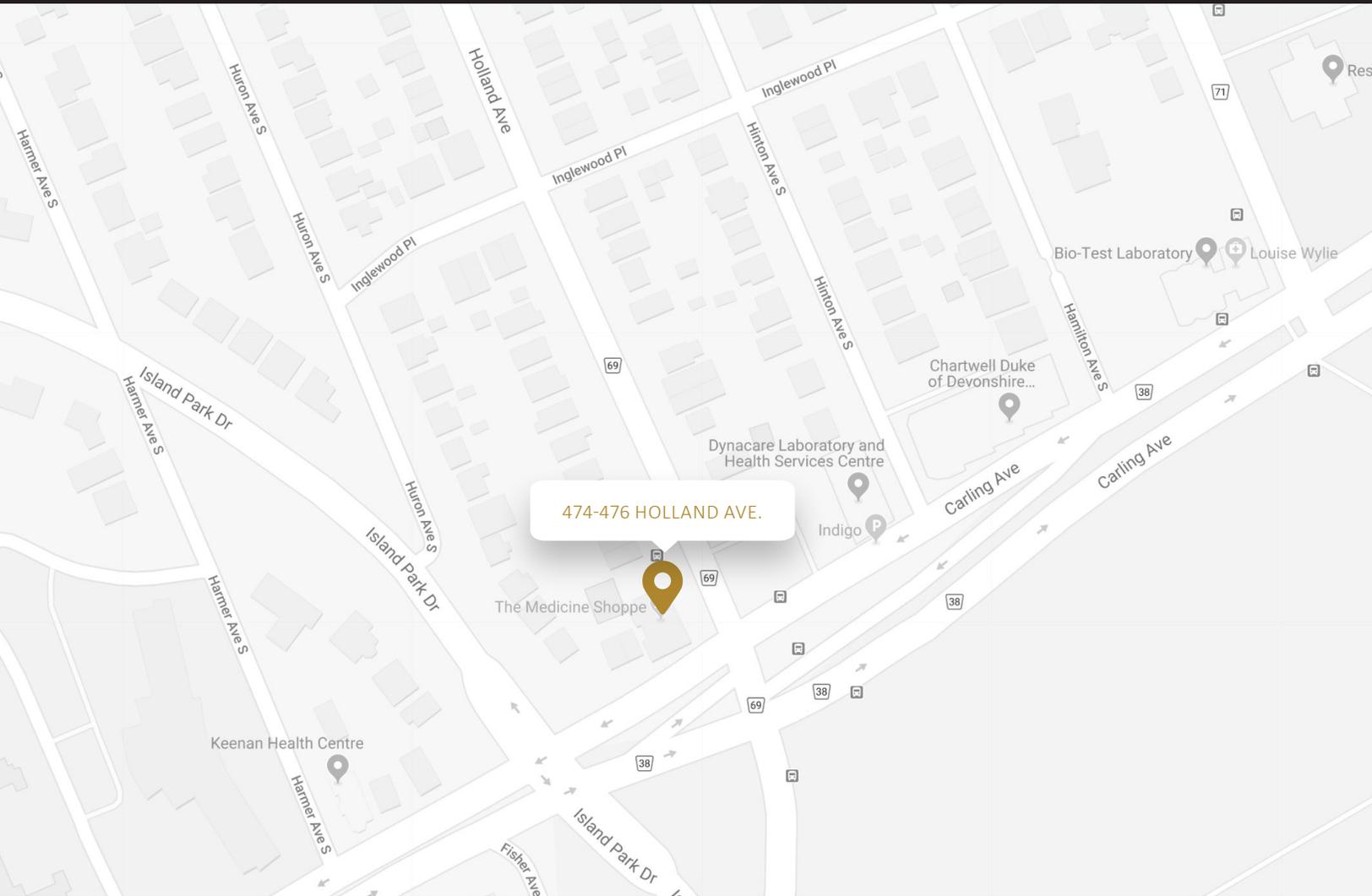
- Fully-renovated and modernized
- Abundant natural light with pleasant views of the surrounding areas
- Barrier-free, fully accessible building
- Located near Civic Hospital
- Free parking
- Professionally managed building with 24/7 emergency on-call service
- Centrally located in Ottawa, proximate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



Availability & Rates

| Suite | Area (sf) | Net Rent (PSF) | Additional Rent (PSF) | Availability |
|--------------|-----------|----------------|-----------------------|--------------|
| Ground Floor | 1,360 | \$21.00 | \$16.33 | Immediate |
| Second Floor | 3,500 | \$18.00 | \$16.33 | Immediate |

TI Allowance – Negotiable

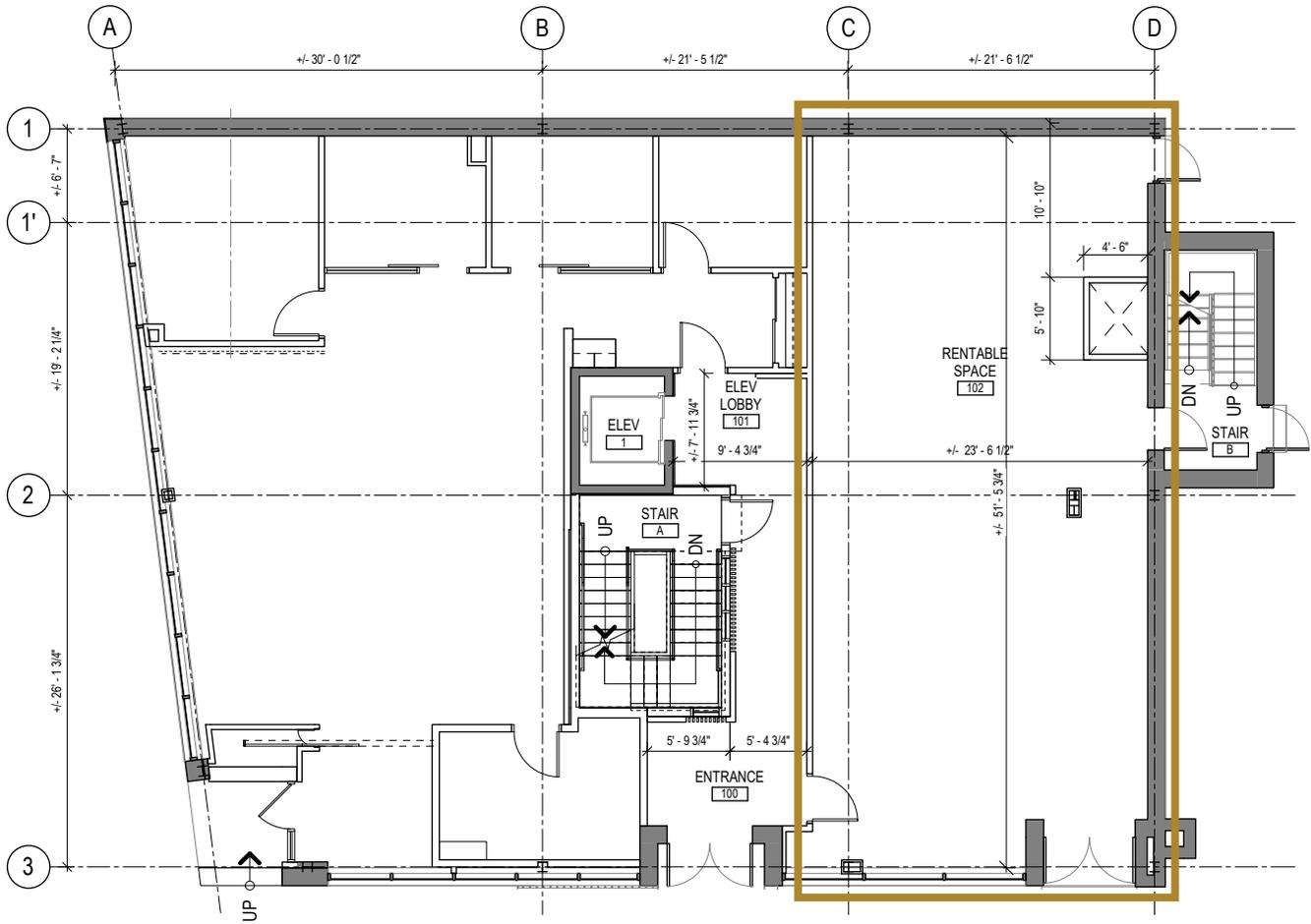


Property Specifications

| | |
|--------------------|---|
| 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 |

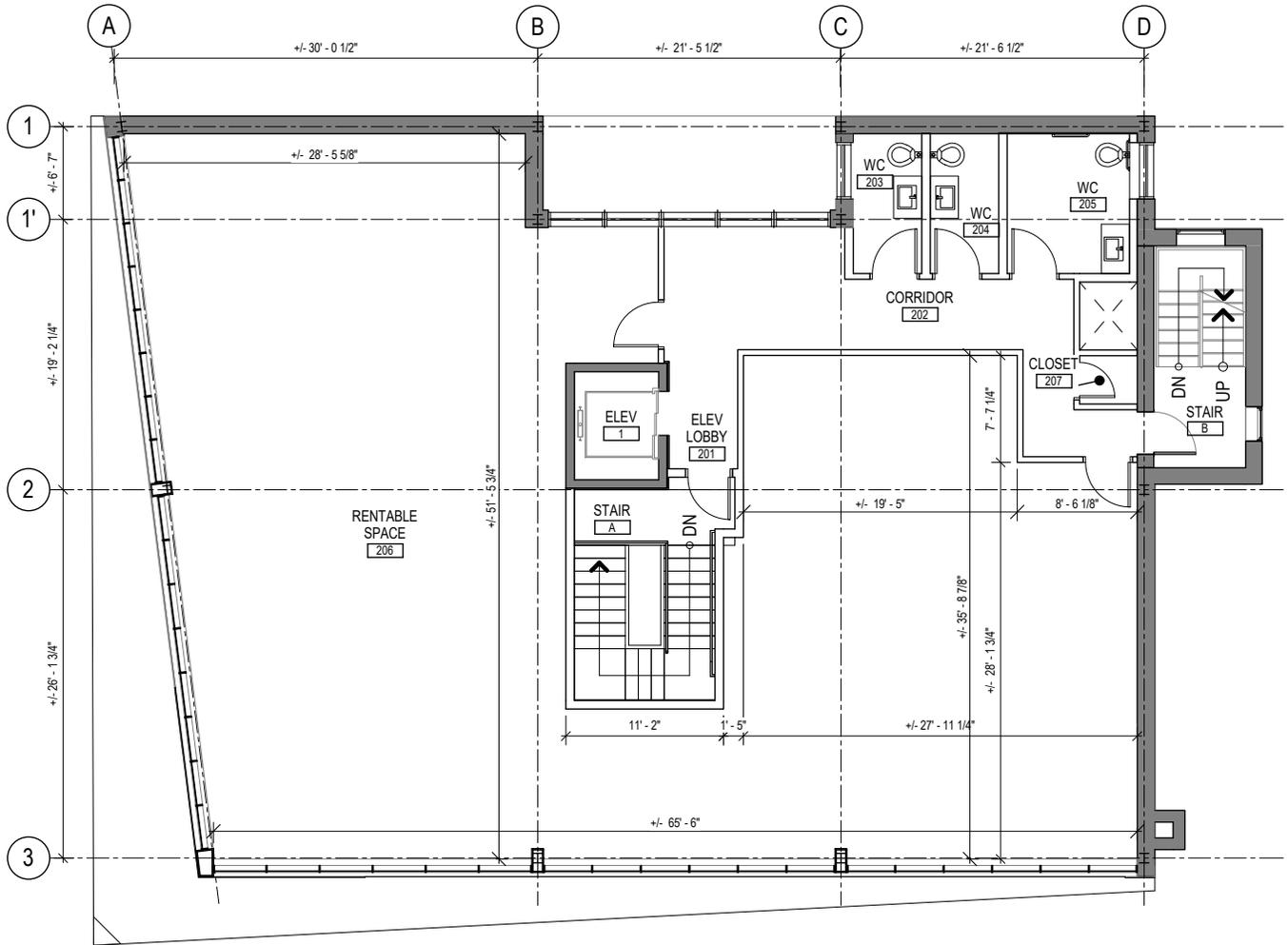
Ground Floor Retail w/Private Entrance

1,360sf

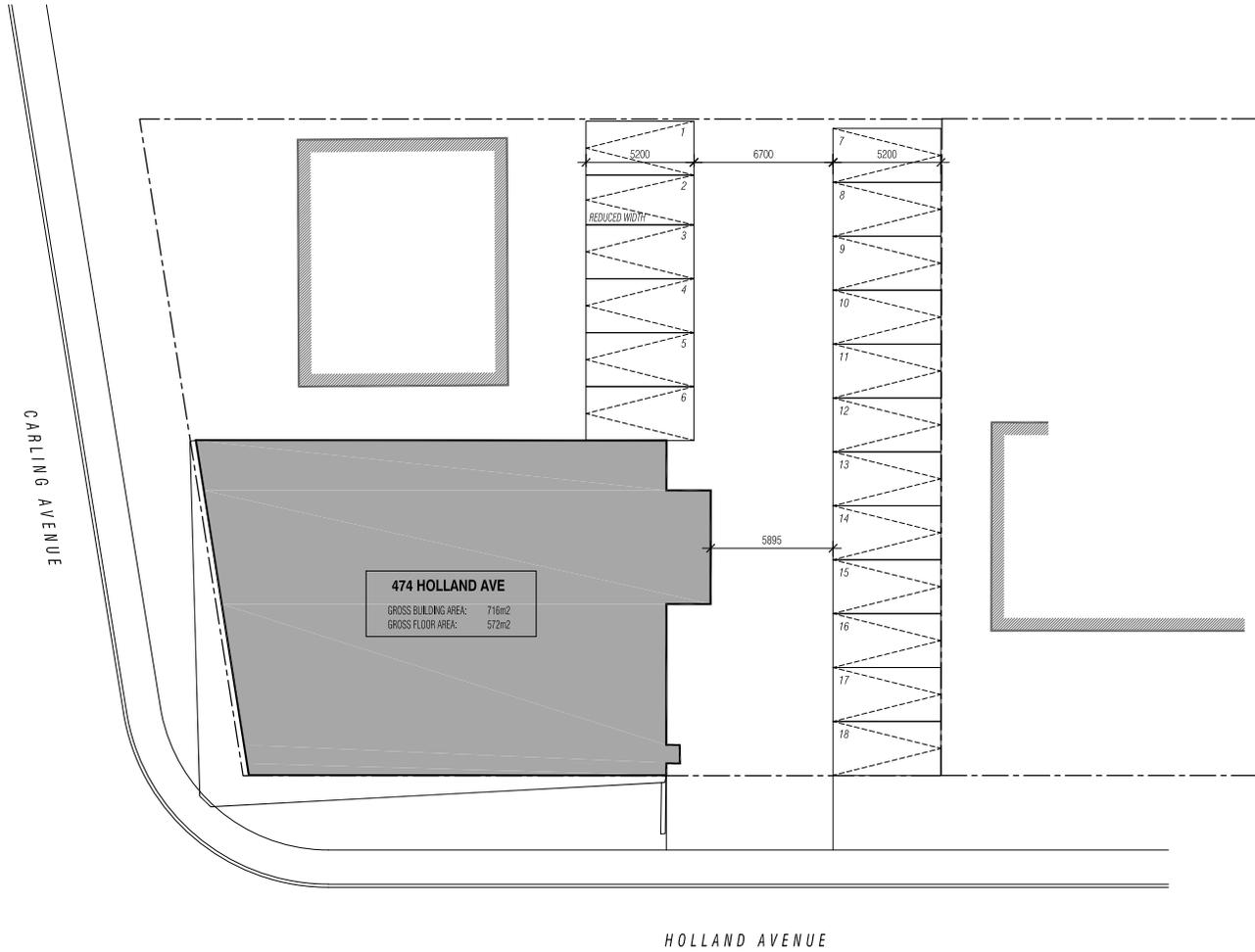


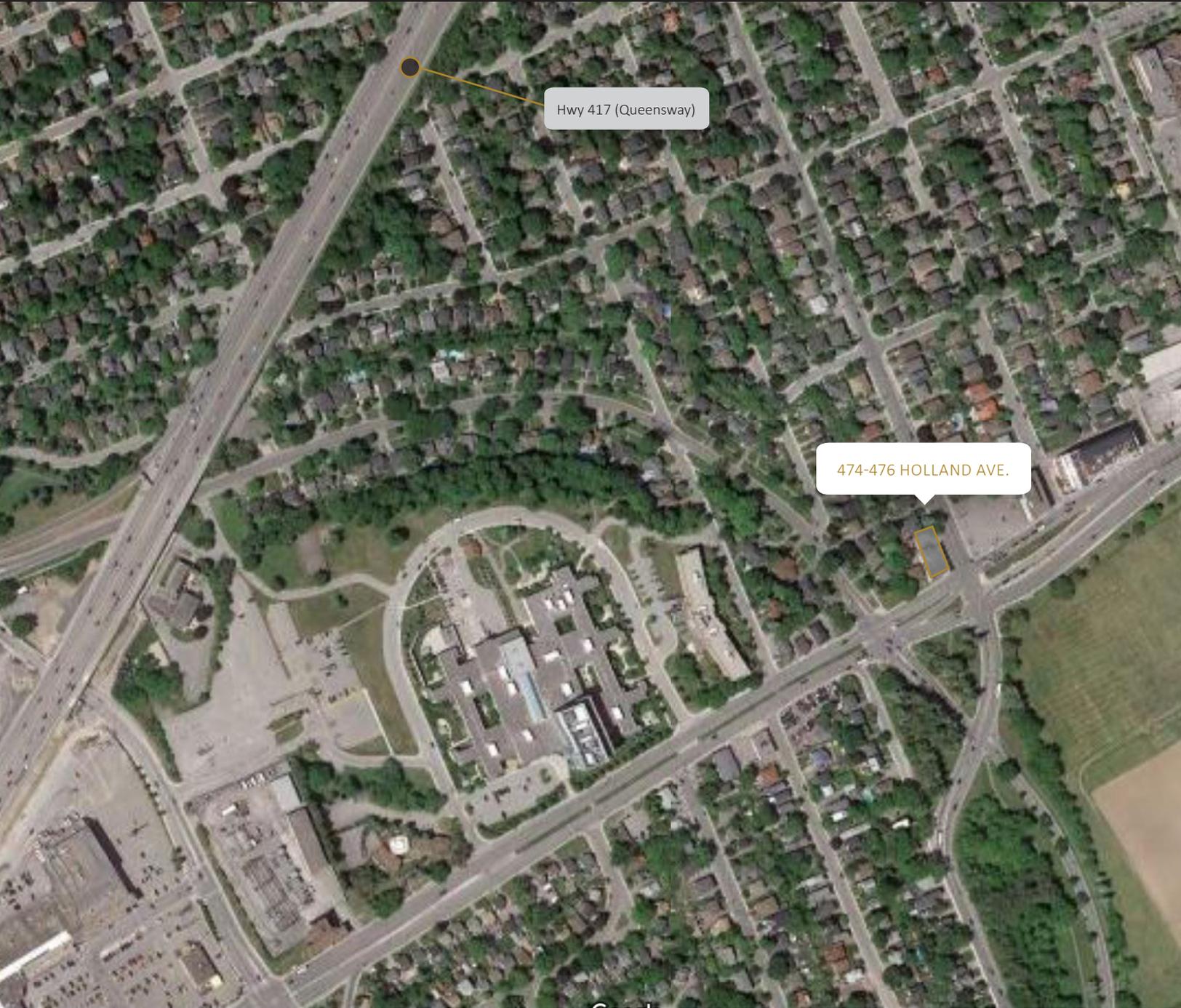
Second Floor

3,500sf



Parking Plan





Contact us

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