



CANTOR
REALTY CORP.

RETAIL SHOWROOM PROPERTY FOR LEASE

1818-B Woodward Drive | Ottawa, ON

Executive Summary



OFFERING SUMMARY

Available SF:	5,169 SF
Net Rent:	\$20.00/SF
Additional Rent:	\$7.70/SF
Utilities:	Electricity/Gas Separately Metered
Availability:	June 1, 2025

PROPERTY OVERVIEW

Conveniently located just South of HWY 417 Maitland overpass, in the Carlington Business Park. Known as the most centrally located business park in Ottawa, this free-standing dual-tenanted retail showroom building boasts an available 5,169 SQ/FT, shared loading dock facilities, 14' ceilings, and ample free customer parking. The available space is ideal for a complimentary use to the adjacent tenant in the building, Astro Design.

PROPERTY HIGHLIGHTS

- 5,169 SQ/FT;
- Ceiling Height: 14' to u/s of deck;
- Electrical: 100A @ 600V, three-phase;
- HVAC: 10 Ton RTU
- Shared 8' x 8' loading dock with dock leveler;
- 1 Bathroom;
- Rough-in for second bathroom and kitchenette;
- Amendments being made to front facade to accommodate signage for new tenant;
- Additional Rent Inclusions: Property Tax, Building Insurance, Snow Removal, Landscaping, Property Management, and Water.



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CANTOR REALTY CORP., BROKERAGE
COMMERCIAL SALES AND LEASING

DAVID CANTOR

Broker of Record

613.762.8911

cantorrealty.com

david@cantorrealty.com

343 Preston Street 11th Floor Ottawa, ON K1S-1N4

The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CANTOR REALTY CORP., and CANTOR REALTY CORP. does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CANTOR REALTY CORP. does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CANTOR REALTY CORP.

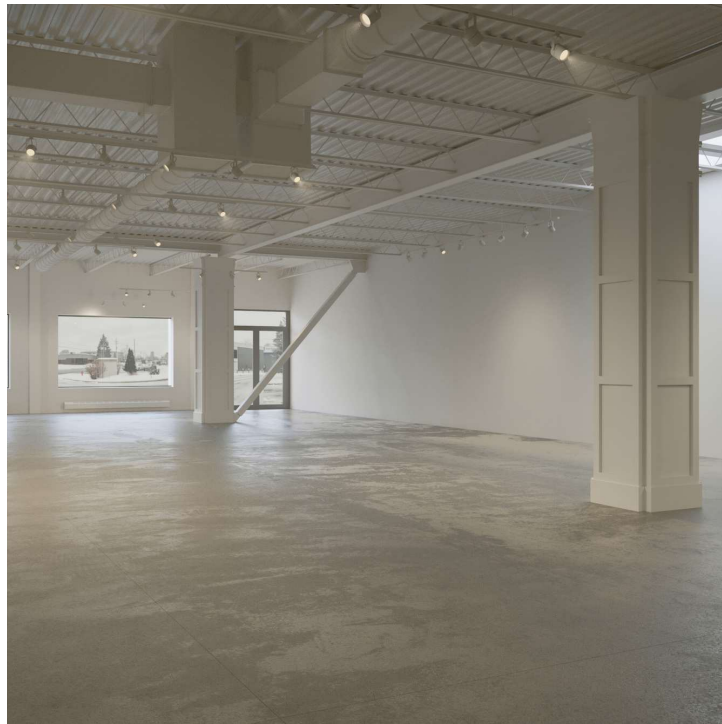


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Additional Photos



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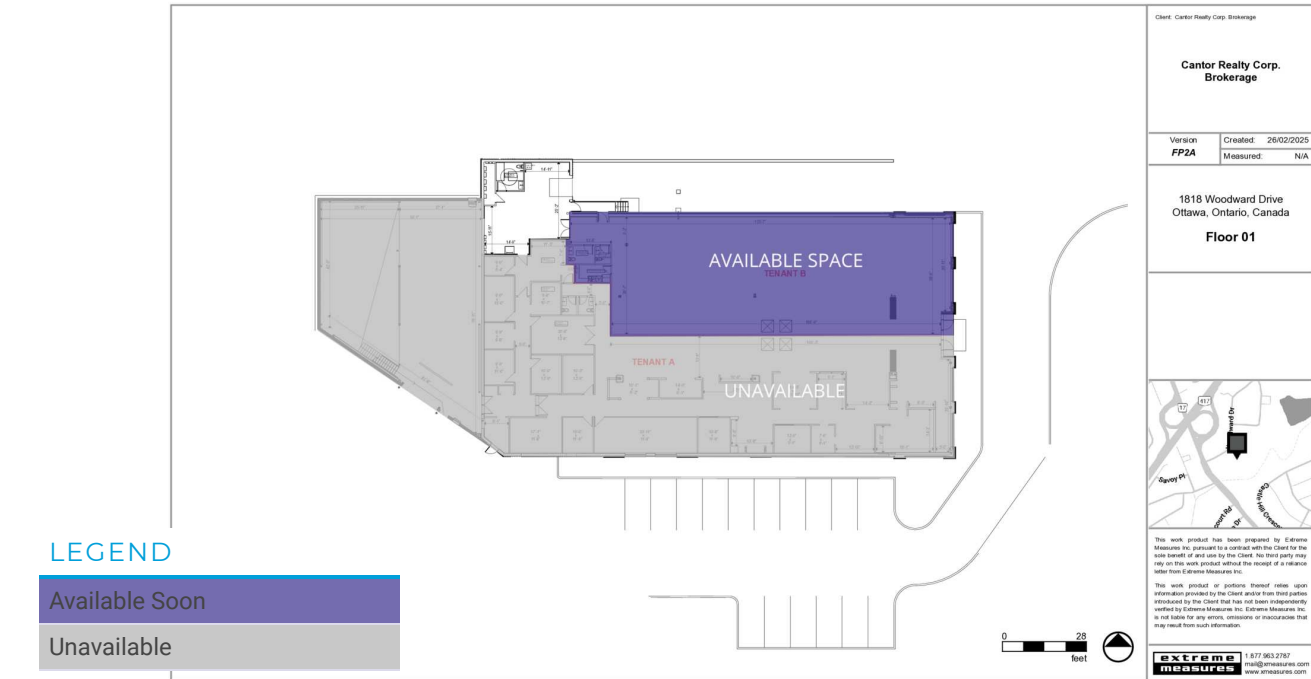


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Plans



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	5 or 10 Years
Total Space:	5,169 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1818-B Woodward Avenue	Available Soon	5,169 SF	NNN	\$20.00 SF/yr	Additional Rent: \$7.70/SF



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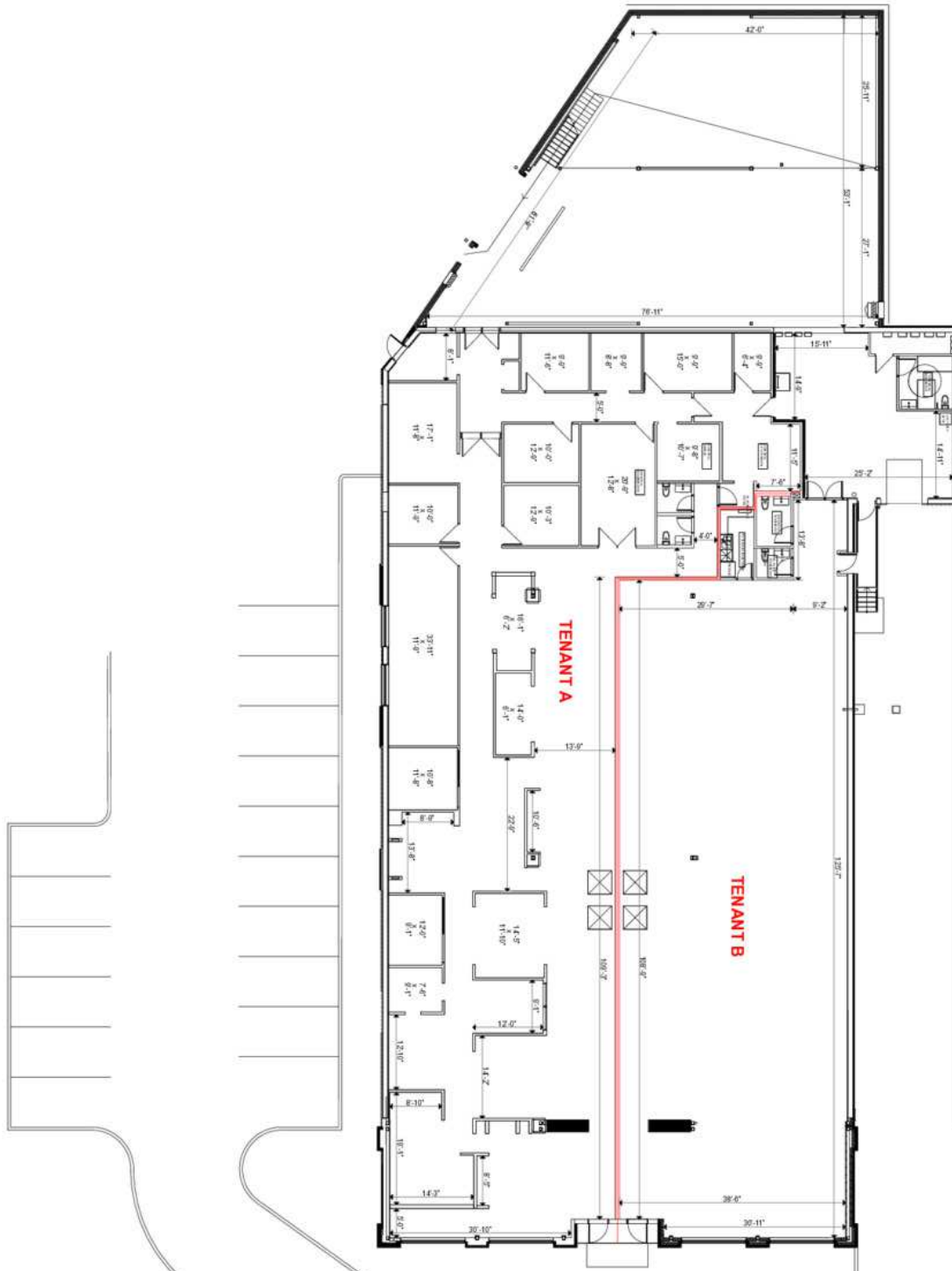


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Floor Plans



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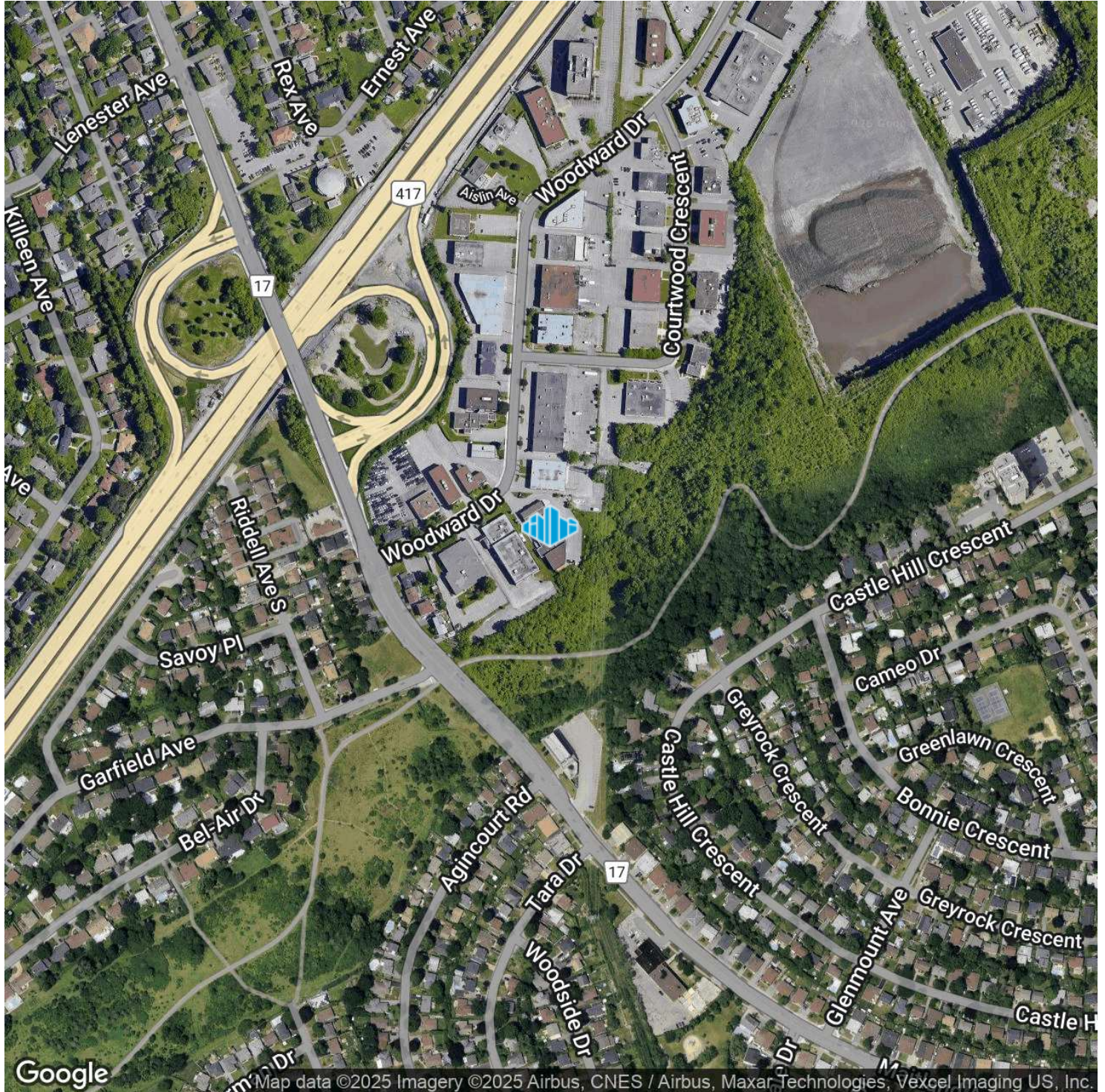


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Location Map



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