

**CUSHMAN &
WAKEFIELD**

Ottawa



FOR LEASE

OFFICE SPACE 615 SF - 1,905 SF
1680-1686 WOODWARD DRIVE
OTTAWA, ON

CENTRALLY LOCATED

**1680-1686 WOODWARD DRIVE
BENEFITS FROM EASY ACCESS
TO HIGHWAY 417, CARLING
AVENUE, AND MAITLAND
AVENUE, MAKING ALL POINTS
OF THE CITY JUST A SHORT
DRIVE FOR BOTH CLIENTS AND
STAFF ALIKE.**

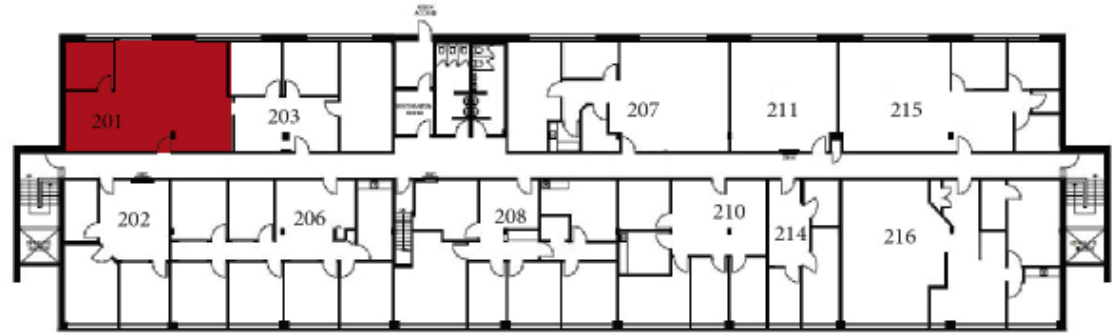


SUITE 201

This southeast-facing, second-floor corner unit offers large windows and an abundance of natural light. This flexible office space can be tailored to suit your business needs and is available in as-is condition. The space currently has a large common area and an enclosed office space with newly installed LED lighting and vinyl flooring.

DETAILS

- Second Floor — 979 SF
- Gross Rent — \$2,100 per month, gross on a base year lease, inclusive of Realty Taxes and Operating Costs for the Base Year 2022.
- Availability — May 1st, 2023

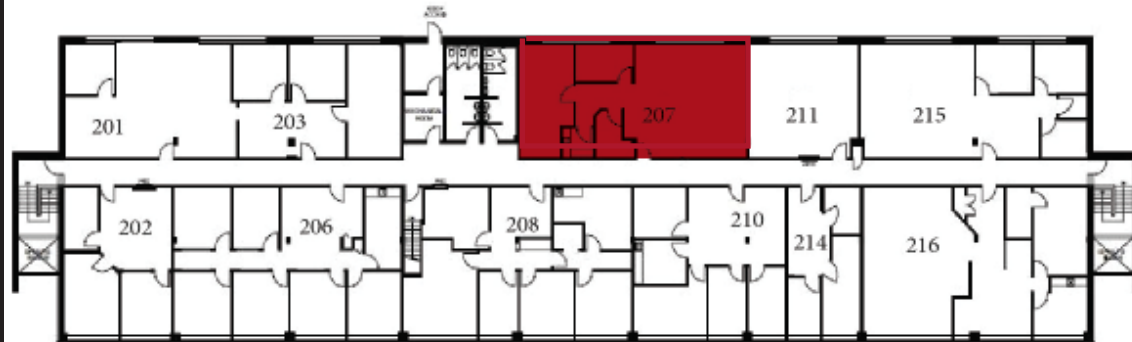


SUITE 207

This southeast-facing, second-floor unit offers large windows and an abundance of natural light. This flexible office space can be tailored to suit your business needs and is available in as-is condition. The space currently has a large common area, an enclosed office space, a boardroom, and new LED lighting. The unit can also accommodate an open-concept kitchen area and full-sized appliances.

DETAILS

- Second Floor — 1,265 SF
- \$2,425 per month, gross on a base year lease, inclusive of Realty Taxes and Operating Costs for the Base Year 2022.
- Availability — May 1st, 2023

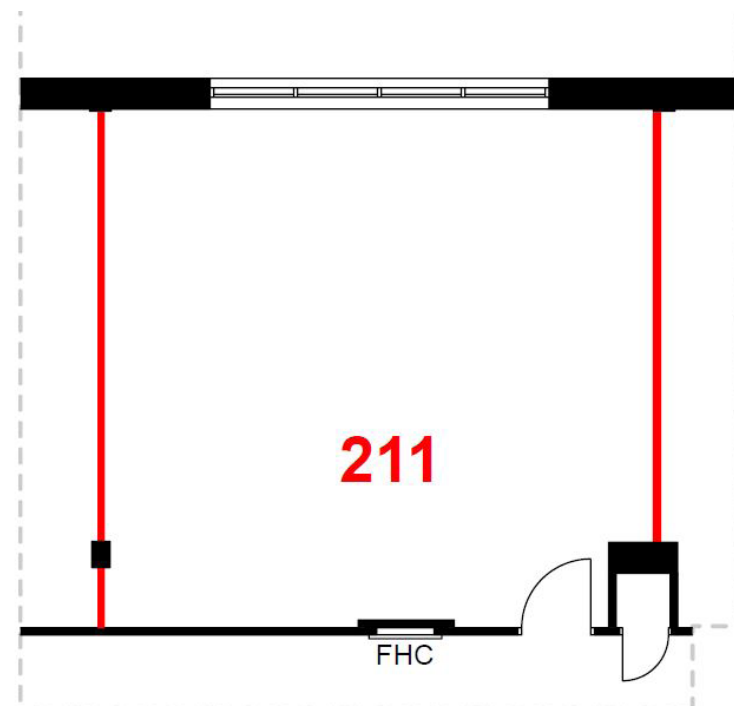
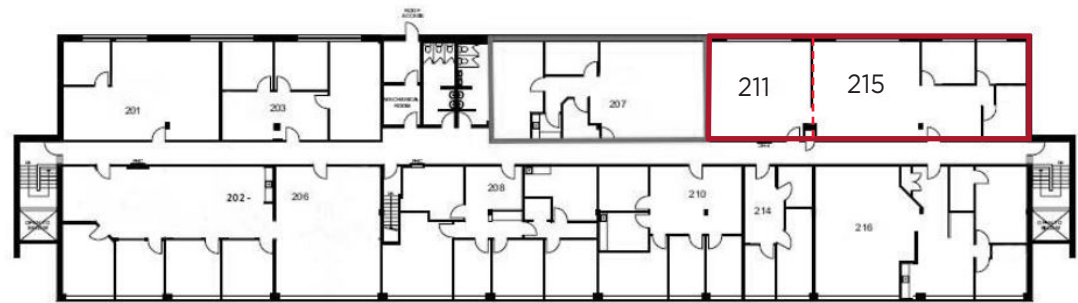


SUITE 211

This flexible office space can be tailored to suit your business needs and is available in as-is condition. This space can be combined with unit 215. For a total 1,905 SF.

DETAILS

- Second Floor — 615 SF
- Net Rent — \$12.00 PSF
- Additional Rent — \$13.66 PSF
- Availability — May 1st, 2023

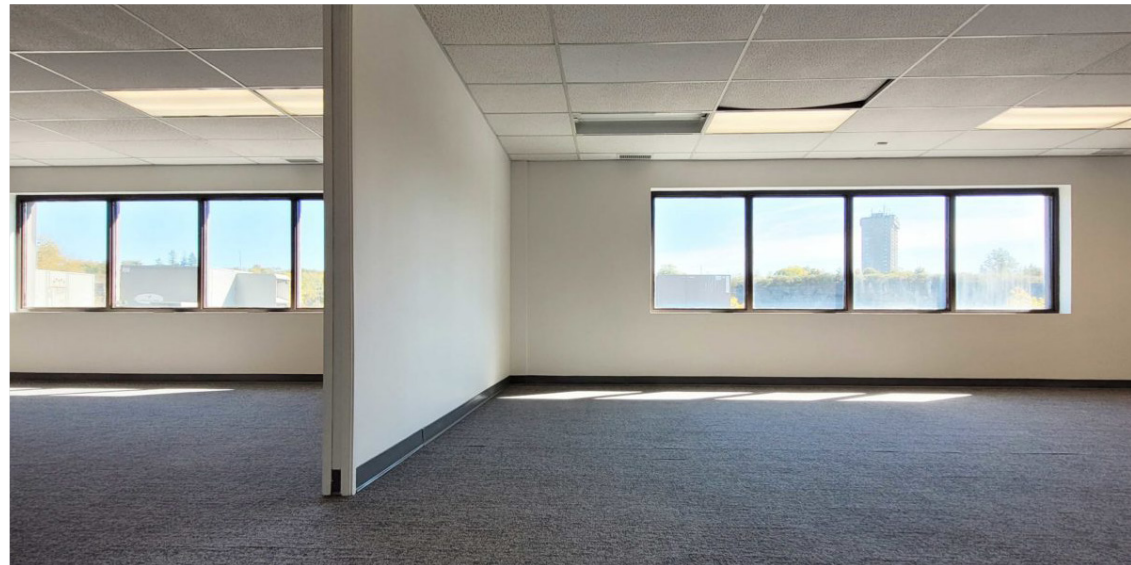
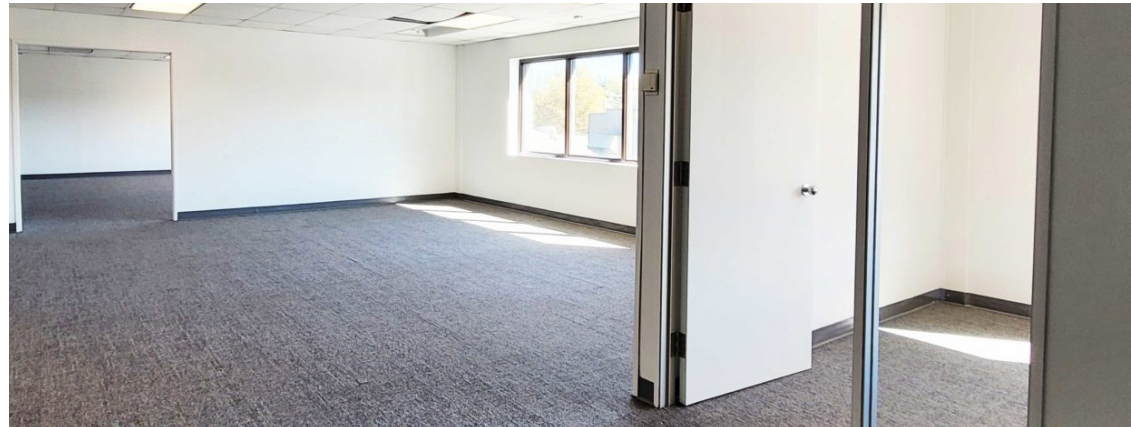
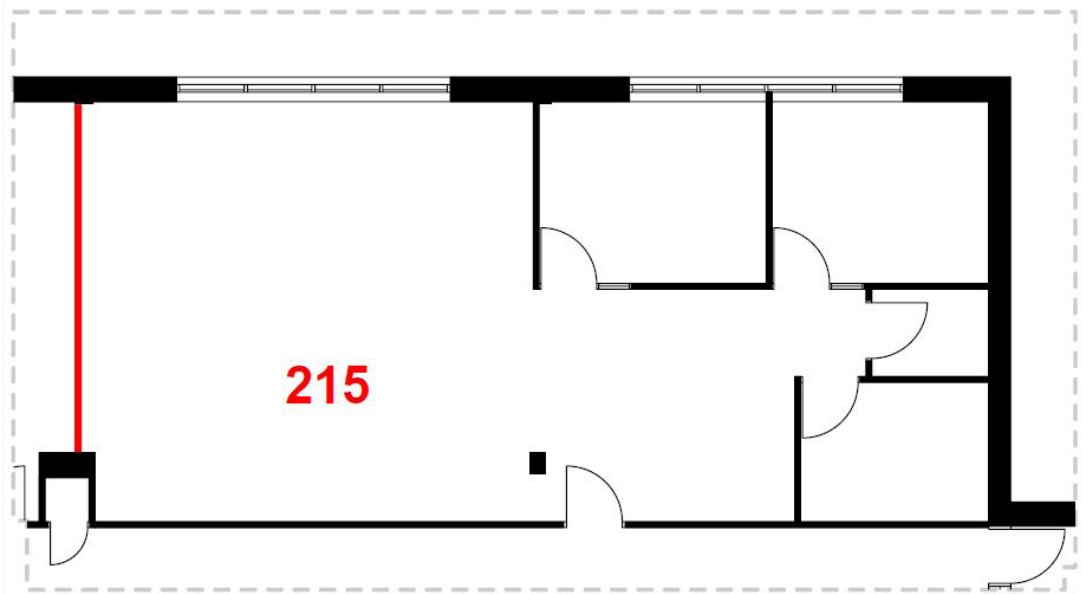


SUITE 215

This flexible office space can be tailored to suit your business needs and is available in as-is condition. The space currently has a large open concept area that can allow for a lunchroom and boardroom, has an existing enclosed office, and carpet throughout. Can be combined with unit 211. For a total 1,905 SF.

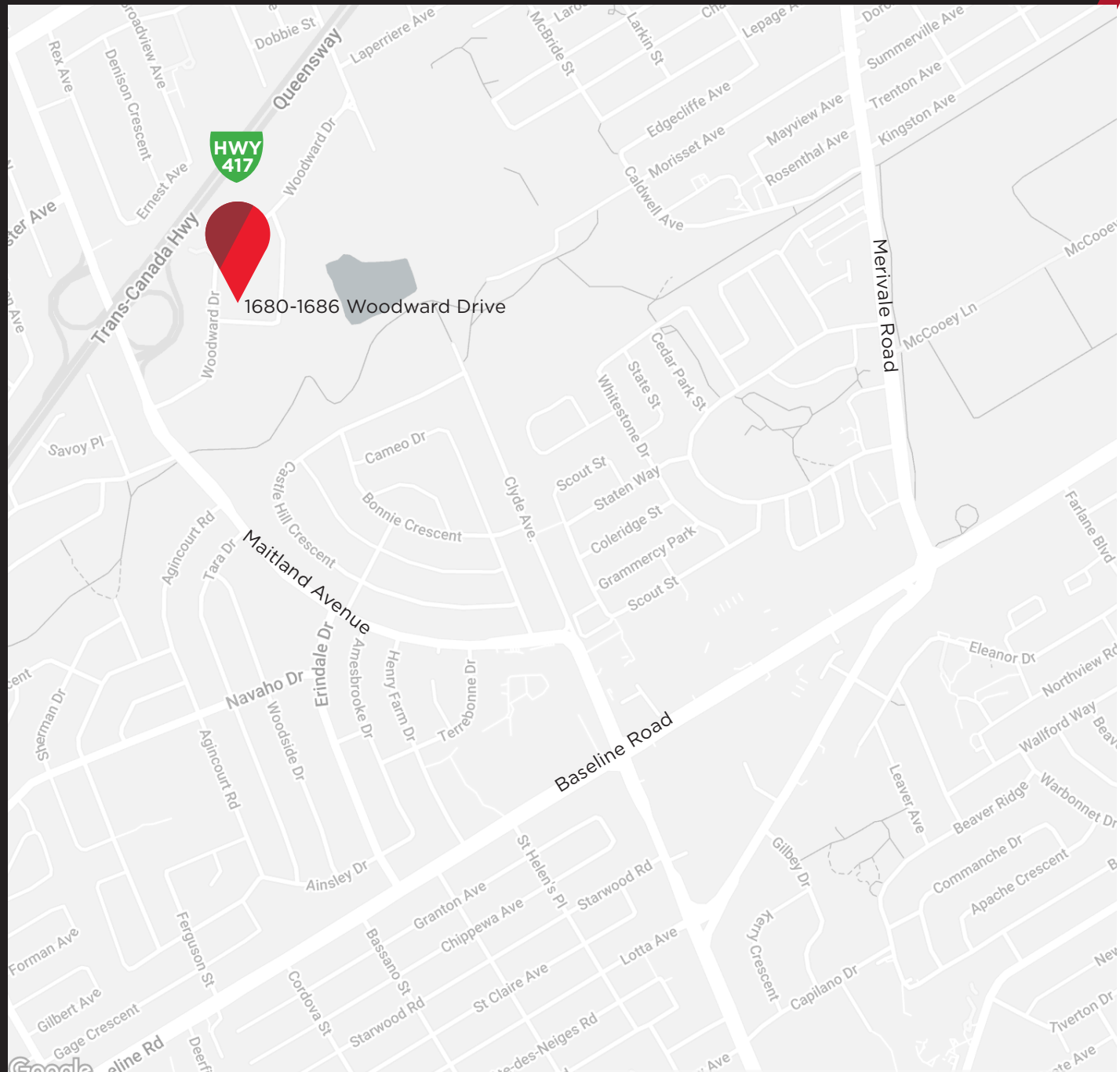
DETAILS

- Second Floor — 1,290 SF
- Net Rent — \$12.00 PSF
- Additional Rent — \$13.66 PSF
- Availability — May 1st, 2023



LOCATED IN THE WOODWARD BUSINESS PARK

Centrally located in the
Woodward Industrial Park,
close to Maitland Ave. and
Hwy 417





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