

**AVISON
YOUNG**

For Lease

4085 Strandherd Drive, Ottawa, ON



Ground Floor Professional/Commercial Space for Lease

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Platinum member

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Property Overview

For Lease
4085 Strandherd Drive,
Ottawa, ON

The Opportunity

Rare opportunity to lease ground floor commercial space in a newly constructed building in one of the city's most prominent commercial districts. This high-exposure commercial property is located on the corner of the high-traffic corridors of Strandherd Drive and Borrisokane Road. This property provides outstanding visibility within a thriving mixed-use area that consistently draws high consumer traffic.



Available Spaces:
Up to 12,388 sf approx.
Can be divided into multiple units



Availability:
Q4 2025



Zoning:
Zoning: GM H(18) - General Mixed Use*



Parking:
3:1000 sf (approx.)



Base Rate :
\$38 psf net



Operating Costs:
\$14.00 psf approx.

Property Highlights:

- High Traffic-High Visibility Site
- Highway 417 and Highway 417 easily accessible
- Zoning permits Medical Facilities, Institutional and Residential/ Retirement Care and accessory commercial uses

***See MZO specifications**

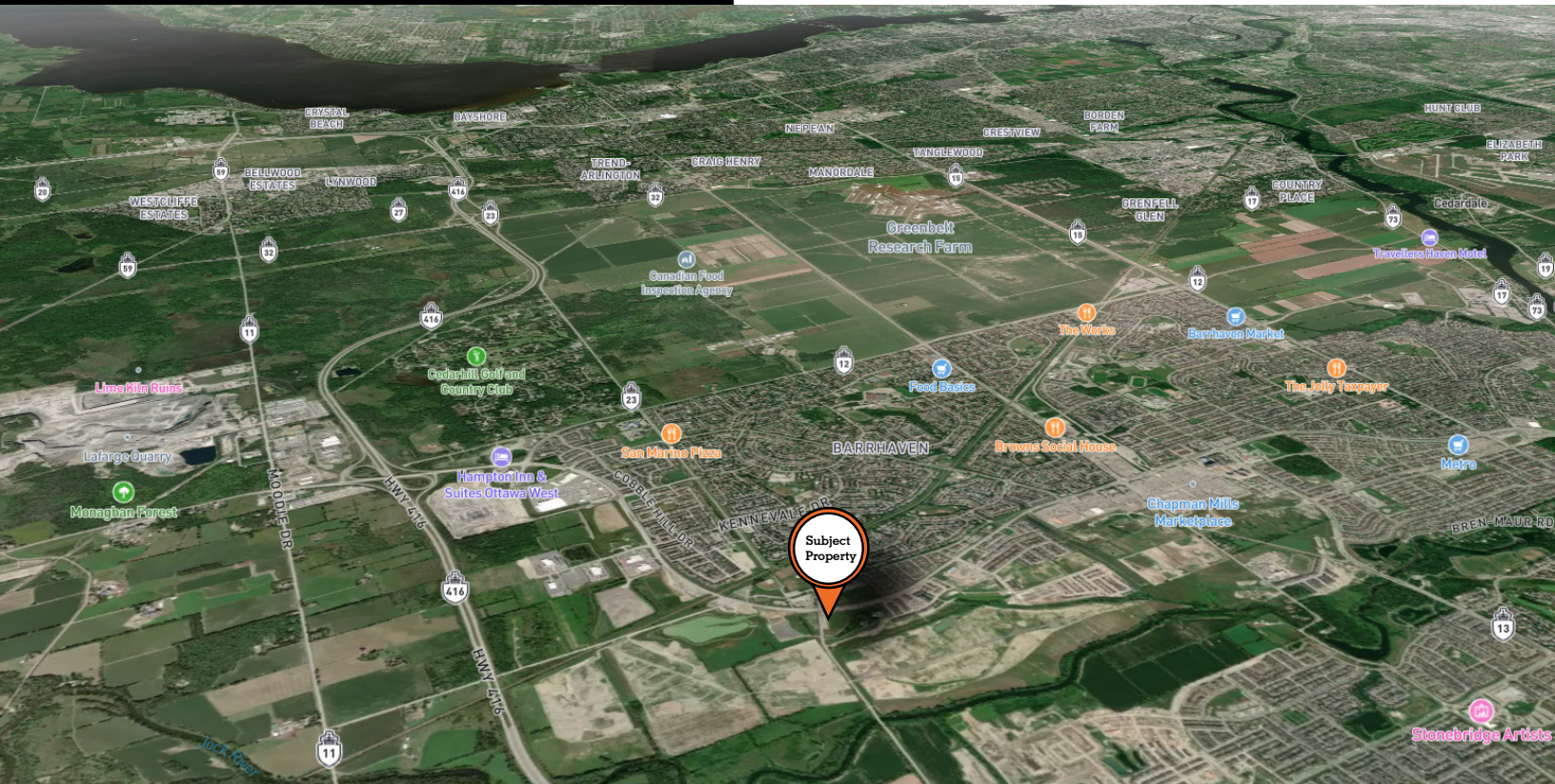
Layout

For Lease
4085 Strandherd Drive,
Ottawa, ON



Location Overview

For Lease
4085 Strandherd Drive,
Ottawa, ON

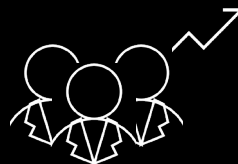


Demographics 5km Radius



Total Population
(2023)

94,367



Average
Household Size

3.1



Average
Age

36.9



Average Household
Income

\$134,904.00



Day time
Employment

11,282

*Demographic data provided by CoStar Group.

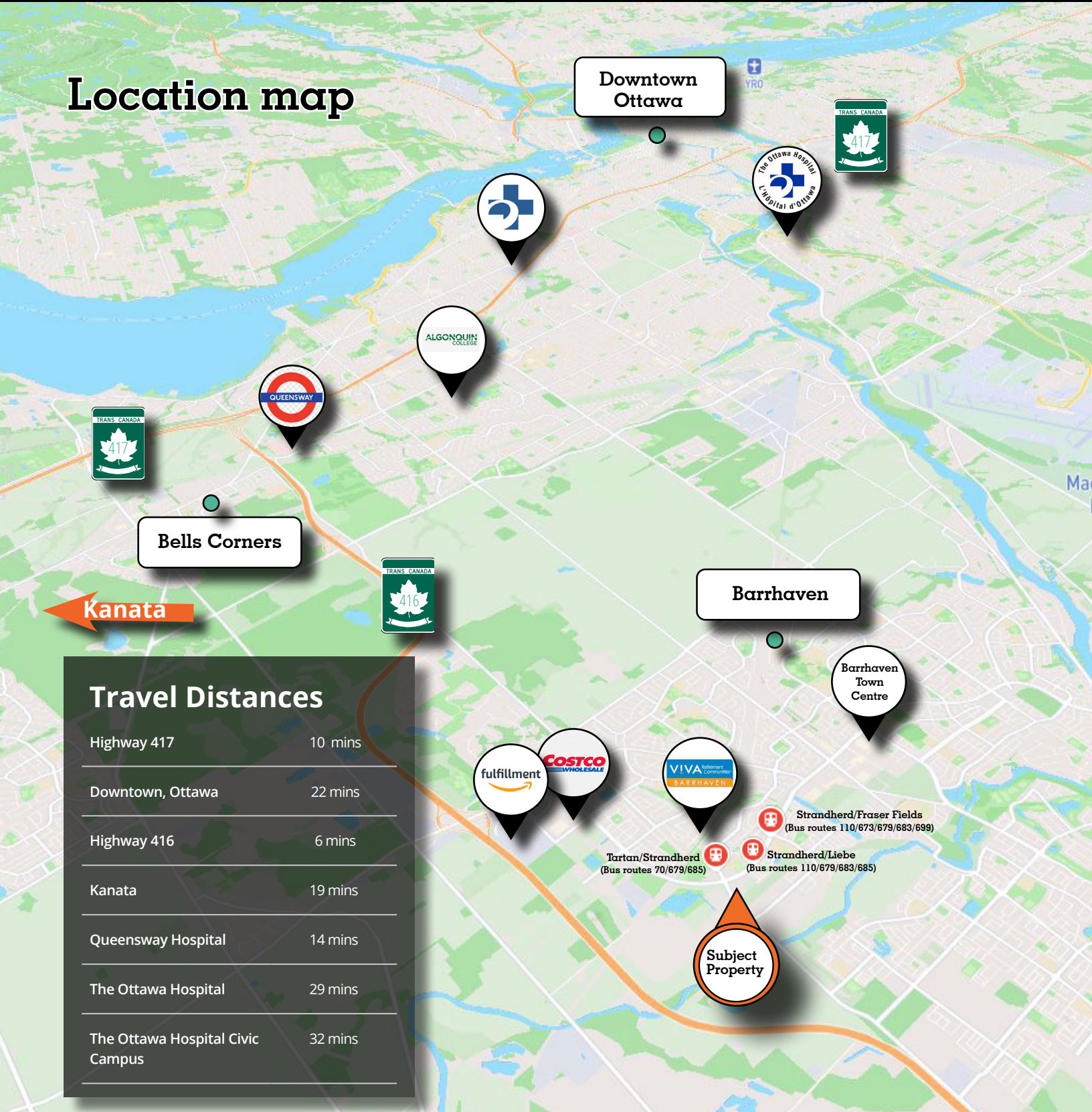
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Location map



Get more information

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