

FOR LEASE: RETAIL

2735 Iris St., Unit #2, Ottawa



DESCRIPTION:

- ✓ Highly desirable retail space between Structube, Indigo Pinecrest and Starbucks on the north side of Iris Street, and the east side of Greenbank Road, in the City of Ottawa.
- ✓ This high traffic location has excellent exposure at this prime west-end Ottawa destination mall. It is located beside the Pinecrest Shopping Centre, whose tenants include IKEA, Maison Corbeil, Corbeil Appliances, Michaels, Scotiabank, Milestones and Chuck's Roadhouse.
- ✓ Directly across from 6-storey, Class 'A' office tower with over 400 employees and Bridgehead and Subway on ground floor.

SPACE AVAILABLE: (Globo space)

- ✓ Approx. 6,171 square feet rentable.

NET RENTAL RATE:

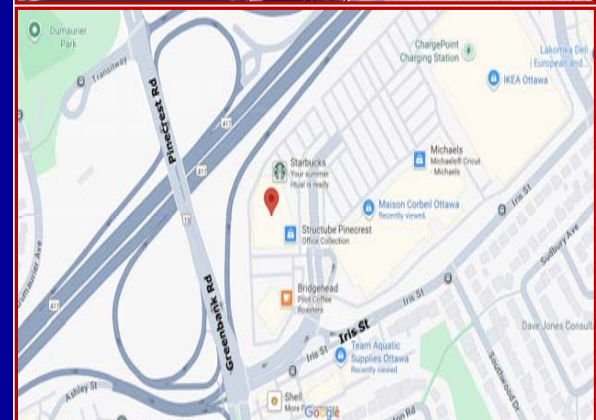
- ✓ \$ 28.00 per square foot net per annum.

OPERATING COSTS:

- ✓ \$ 11.50 per square foot (estimate).

SIGNAGE, PARKING, LOADING AND ACCESS:

- ✓ Excellent storefront signage.
- ✓ Ample parking available.
- ✓ Shared rear loading area and loading dock.
- ✓ Great access and visibility to Highway 417. Easy access to OC Transpo bus routes and the O-Train's Confederation Line (Line 1).

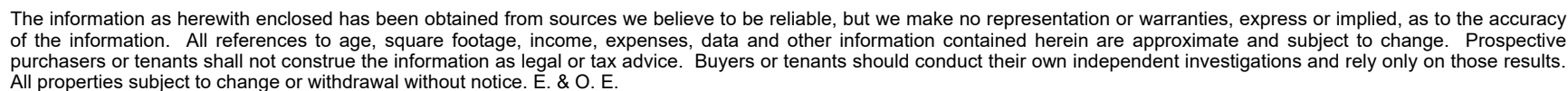


For more information please contact:

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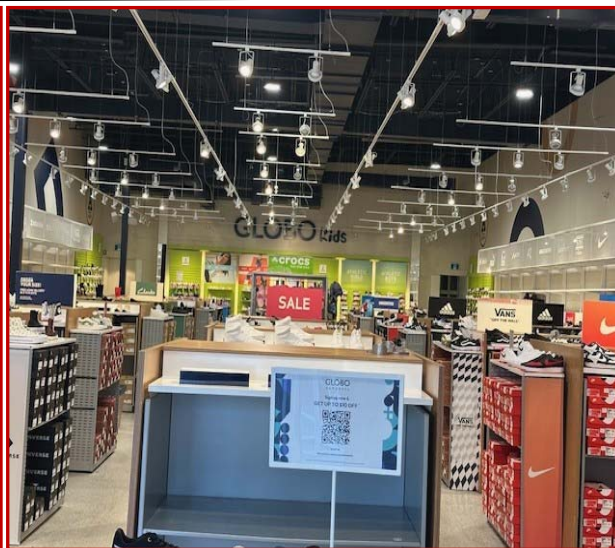
**SITE
PLAN**

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