

FOR LEASE - RETAIL SPACE

VILLAGE MEWS – 2194 ROBERTSON RD., OTTAWA



Retail Opportunity in the Heart of Bells Corner

Village Mews Plaza

4,454sf of continuous retail space available

2194 Robertson Road, known more commonly as the “Village Mews Plaza”, is a 44,000 square foot retail facility located in Ottawa’s vibrant “Bells Corners” community. Anchored by Zola’s Restaurant, Stained Glass Stuff and Enterprise Rent-A-Car, Village Mews is a bustling centre of retail activity in the neighbourhood.

Unit 2-5 offer continuous retail space of up to 4,454sf that is available immediately. Offers lots of natural light and storage area.

Conveniently situated between Kanata and West Ottawa, the property allows for easy customer access from both areas, which is complimented by abundant parking. Village Mews’ convenient location affords tenants and their customers easy access to public transportation, the 417 highway, and main arterial routes including Robertson / Richmond Road, Moodie Drive and Eagleson Road.

The immediate surrounding area of Village Mews has over 34,000 households with a average income of \$114,533 (2022), with anticipated growth of 2.3% by 2027.

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Property Highlights

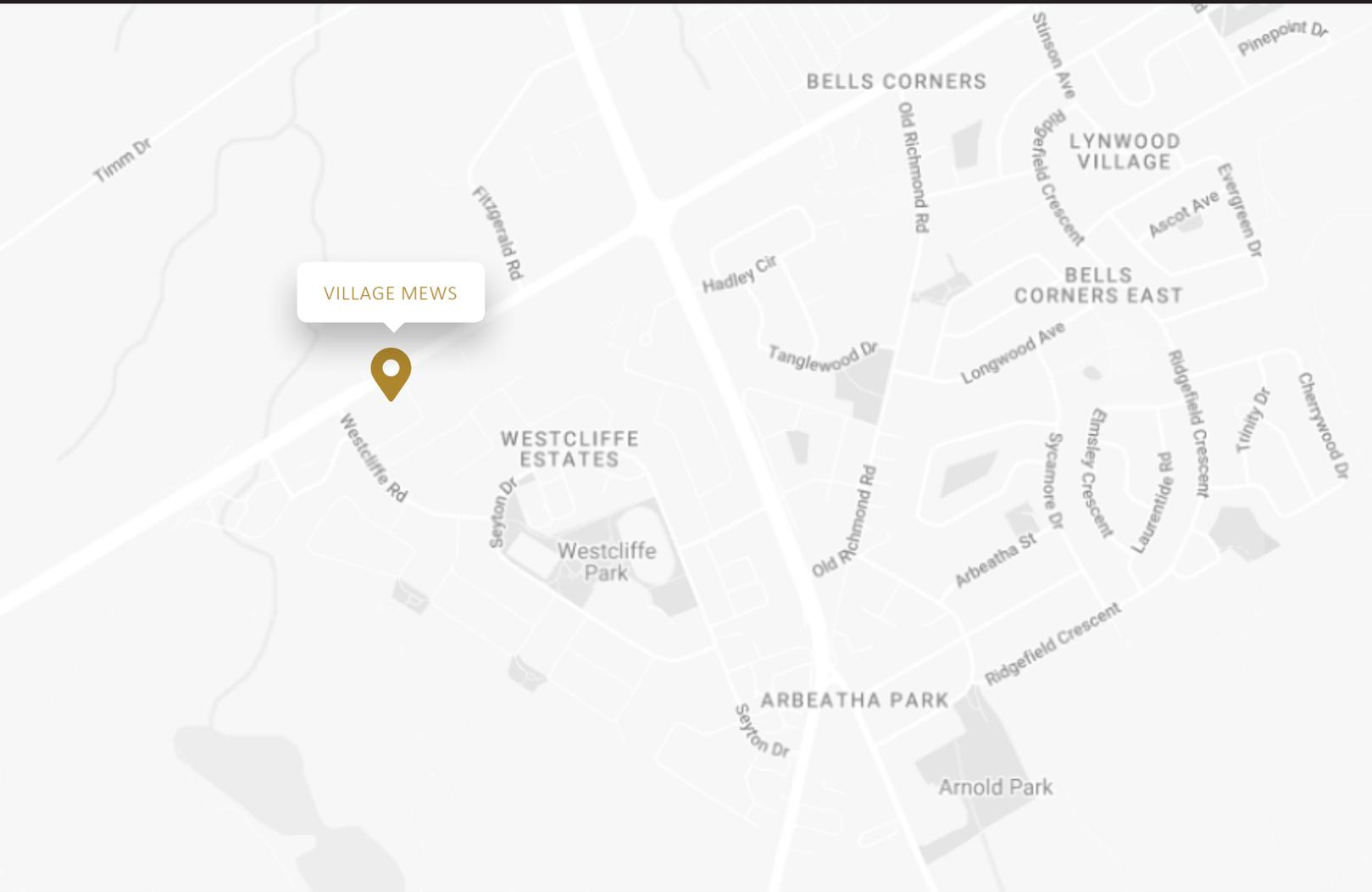
- Highly-visible exterior pylon street signage with availability for all tenants
- High level of street-front exposure, on heavily-trafficked Robertson Rd.
- Situated within a sizable residential neighbourhood with a large customer base
- Barrier-free, fully-accessible building
- Professionally managed building with 24/7 emergency on-call service
- Large, free, 250+ space parking lot
- Professionally landscaped and gardened for a pleasant exterior environment



Availability & Rates

Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
Retail Space- Unit 2-5	4,454	\$22.00	\$14.03	Immediate

TI Allowance – Negotiable

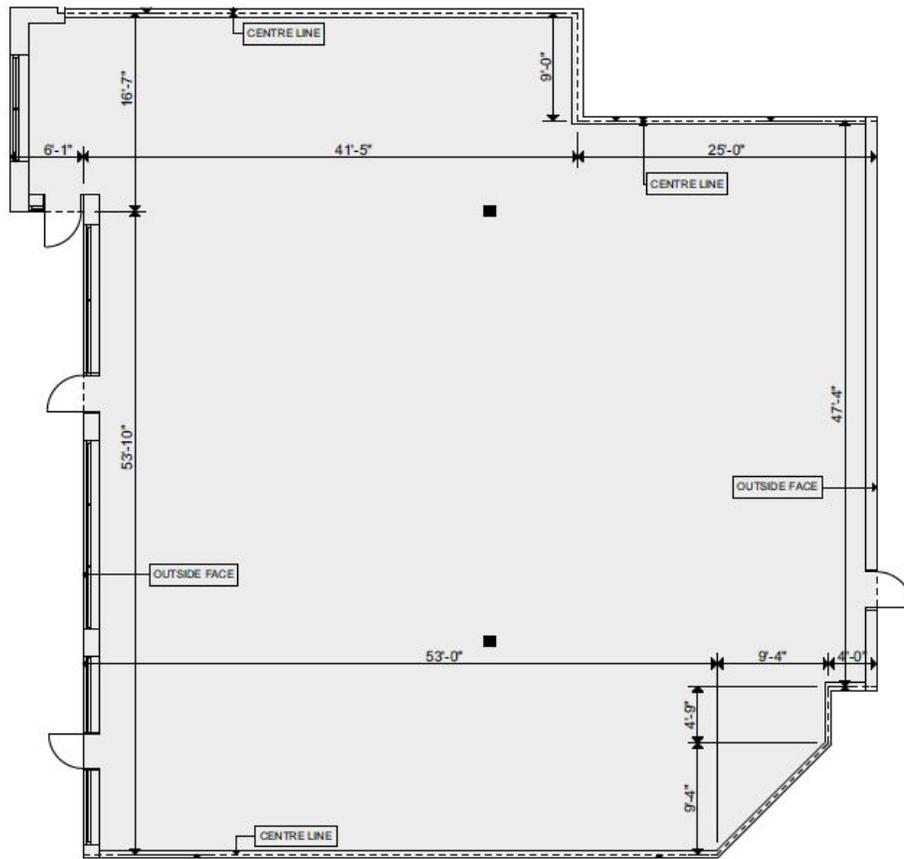


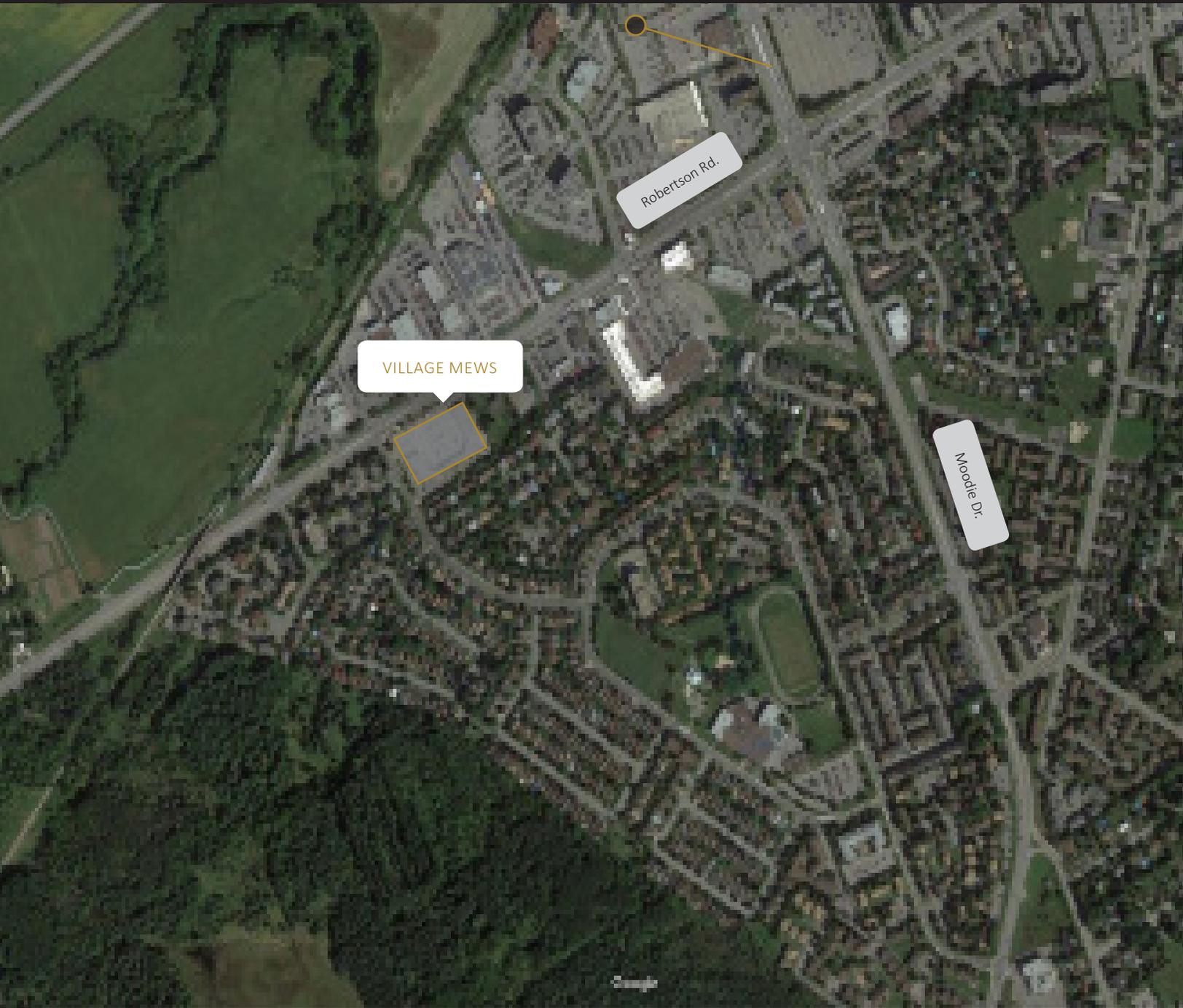
Property Specifications

Year Constructed	1986
Construction	Concrete
Exterior Walls	Brick
Roof Type	Asphalt
Ceiling Height	14'2" slab to slab
Power	225 AMP, 120/208 Volts
Loading Facilities	Yes
Air Conditioning	27 roof-top gas units
Heat	Gas
Sprinklered	Yes
Parking Spots	250
Elevator	N/A
Separately Metered	Gas and hydro

Retail Space- Unit 2-5

4,454sf





Contact us

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