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RETAIL / OFFICE/ INDUSTRIAL
1155 Lola St., Unit 1A and Unit 1B
Up to 19,000 SF Available



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FOR SUBLEASE

1155 Lola Street, Ottawa, ON K1K 2C5

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DESCRIPTION: **Retail / Office / Industrial**

- ✓ Up to 19,000 square feet of bright and modern ground floor and lower level space available for sublease on Lola Street near Coventry Road, in Ottawa's east end. Adjacent to the Ottawa Animal Emergency and Specialty Hospital.
- ✓ This opportunity is well-serviced by public transportation, the O-Train Tremblay Station, with easy access to Hwy 417, and the Via Rail Station. Close to St. Laurent Shopping Centre, and the Ottawa Trainyards.
- ✓ The ground floor space consists of airy open areas and enclosed areas, a reception area, large boardroom, with a large lunchroom and washrooms. There is a modern elevator providing direct, accessible access to the lower level. The lower level is a bright space with open areas and enclosed areas and a large boardroom.
- ✓ One loading dock. Gas and Hydro are metered separately and HVAC is in good condition. Plenty of parking on-site. Superior pylon and storefront signage. Good access and egress.

SPACE AVAILABLE: Available Immediately

- ✓ **Unit 1A - Ground Floor** - Approximately 9,000 square feet rentable.
- ✓ **Unit 1B - Lower Level** - Approximately 10,000 square feet rentable.

NET RENTAL RATE: Lease expires September 30, 2030

✓ **Ground Level:**

Present Day – March 31, 2027 -- \$14.50 p.s.f. net.
April 1, 2027 – March 31, 2029 -- \$15.00 p.s.f. net.
April 1, 2029 – September 30, 2030 -- \$15.50 p.s.f. net.

✓ **Lower Level:**

Present Day – September 30, 2030 -- \$15.61 p.s.f. net.
October 1, 2025 – September 30, 2027 -- \$15.99 p.s.f. net.
October 1, 2027 – September 30, 2030 -- \$16.49 p.s.f.

OPERATING COSTS:

- ✓ \$ 9.50 per square foot (estimate).

ZONING: General Mixed-Use Zone (Sections 187-188) - GM6H(13.6).



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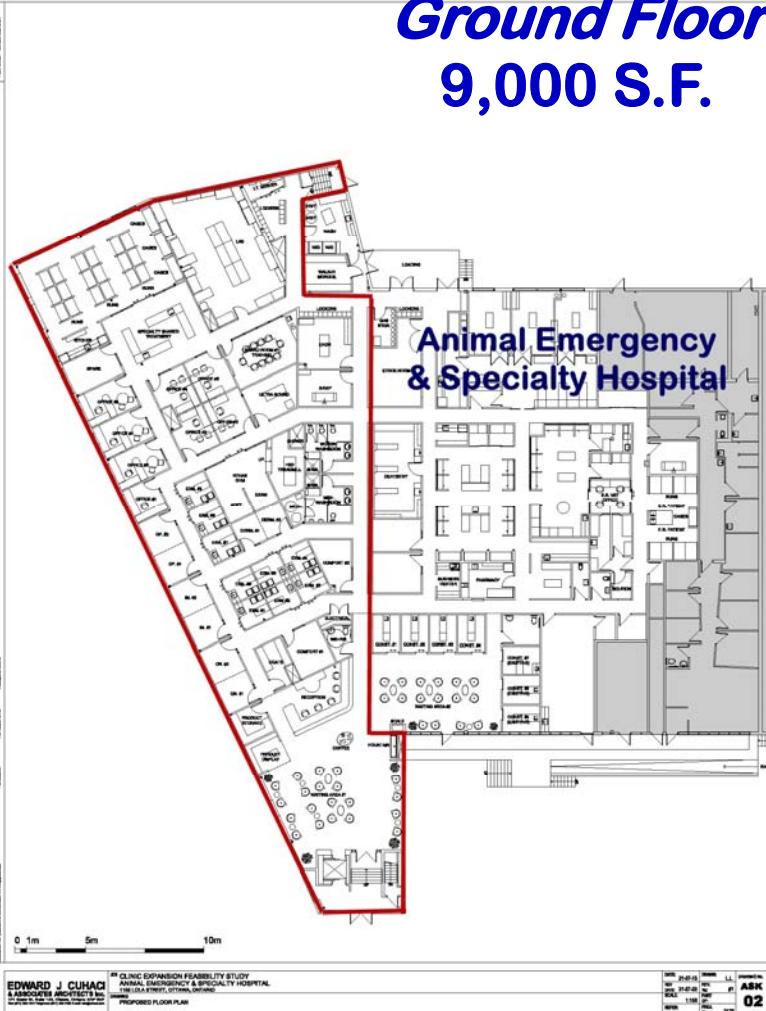
FOR SUBLEASE: Unit 1A

1155 Lola Street, Ottawa K1K 2C5

The logo for BRENTCOM REALTY CORPORATION, BROKERAGE. It features the word "BRENTCOM" in a large, bold, blue, sans-serif font. The letter "O" in "BRENTCOM" is replaced by a stylized blue building icon with multiple windows. Below "BRENTCOM", the words "REALTY CORPORATION, BROKERAGE" are written in a smaller, blue, sans-serif font. At the bottom, "COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING" is written in a very small, blue, sans-serif font.

Ground Floor

9,000 S.F.

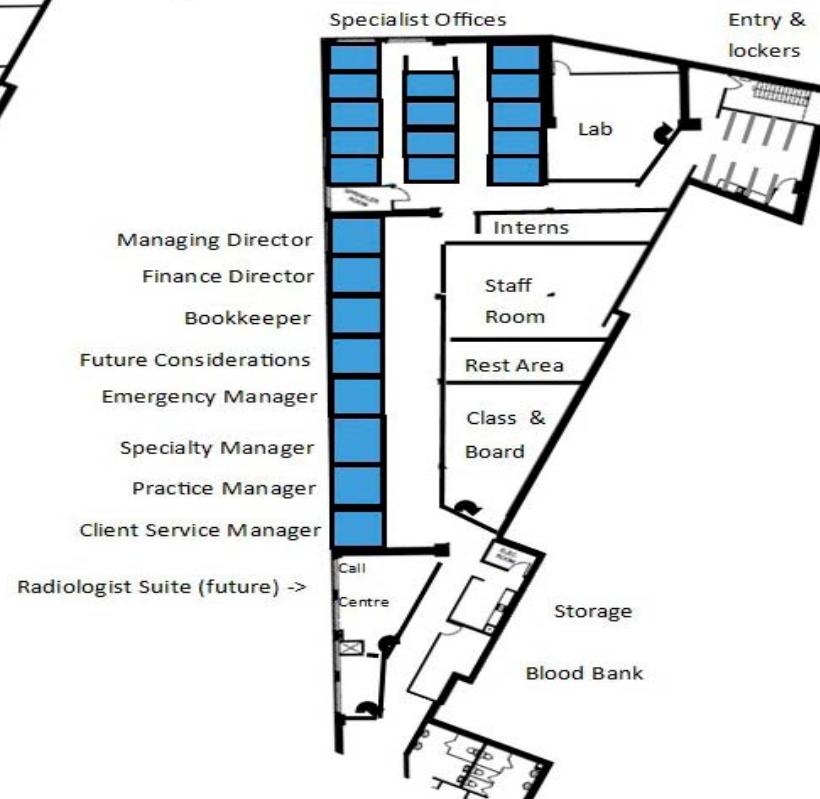
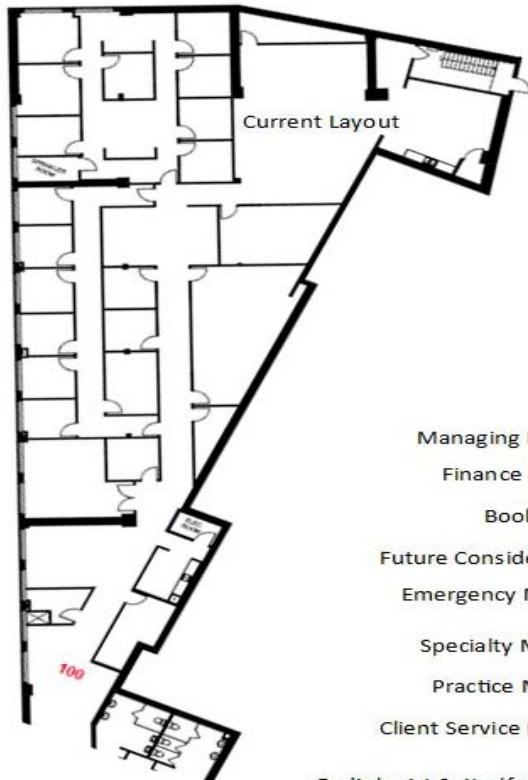


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Lower Level
10,000 S.F.

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FOR SUBLICENSE: Zoning

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GM6H(13.6) General Mixed-Use Zone (Sections 187-188) ideal for multiple uses. (The H stands for maximum height which is 13.6m).

https://documents.ottawa.ca/sites/default/files/zoning_bylaw_part10_section187-188_en.pdf

The GM zone permits the following uses:

animal care establishment
animal hospital
artist studio
bank
bank machine
catering establishment
click and collect facility (By-law 2016-289)
community centre
community health and resource centre
convenience store
day care
diplomatic mission, see Part 3, Section 88
drive-through facility
emergency service
funeral home
home-based business, see Part 5, Section 127
home-based day care, see Part 5, Section 129
instructional facility
library
medical facility
municipal service centre
office
payday loan establishment (By-law 2017-302)
personal brewing facility (By-law 2019-41)
personal service business
place of assembly
place of worship
post office
recreational and athletic facility
research and development centre
residential care facility (By-law 2011-273)
restaurant
retail food store
retail store
service and repair shop
shelter, see Part 5, Section 134 (By-law 2011-273)
storefront industry, see Part 3, Section 99 (By-law 2018-171)
technology industry
training centre
urban agriculture, see Part 3, Section 82 (By-law 2017-148)

Permitted Residential Uses

(2) The following residential uses are permitted subject to:

- (a) the provisions of subsections 187(3), (4) and (5); and
- (b) a maximum of ten guest bedrooms in a bed and breakfast.

apartment dwelling, low rise
apartment dwelling, mid rise (By-law 2014-292)
bed and breakfast, see Part 5, Section 121
dwelling unit
group home, see Part 5, Section 125
planned unit development, see Part 5, Section 131
retirement home
retirement home, converted, see Part 5, Section 122
rooming house
stacked dwelling, see Part 5, Section 138 (By-law 2010-307)
townhouse dwelling, see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307) (By-law 2018-206)

The GM6 subzone is subject to the provisions below:

GM6 SUBZONE

(6) In the GM6 Subzone:

- (a) the following uses are also permitted subject to the ground floor, excluding the lobby area, mechanical rooms and stairways, being occupied by one or more of the following uses: bank, day care, payday loan establishment, personal service business, place of assembly, recreational and athletic facility, restaurant fast food, restaurant take-out or retail store; (By-law 2017-302)
hotel
parking garage
- (b) the cumulative total gross floor area of all retail store and retail food store must not exceed 23,225 square metres, and must be distributed proportionally, on a lot by lot basis, in accordance with the following formula: (lot area + zone area) x 23,255 square metres;
- (c) the lot coverage must not exceed 40%;
- (d) the provisions of subsection 187(3)(c) do not apply and the front yard and corner side yard setback must be at least 7.5 metres;
- (e) the provisions of subsection 187(3)(e) do not apply and the rear yard setback must be at least 3 metres;
- (f) the provisions of subsection 187(3)(h) do not apply to the front yard, corner side yard and rear yard setbacks and they must all be landscaped;
- (g) the provisions of subsection 187(4) do not apply and storage must be located in the principal building;
- (h) a parking structure is permitted if it is located on a lot with another principal use and it is located in a rear yard not abutting a street; and
- (i) required or provided parking may be used for additional parking for the sports arena in the L2[359] zone.(By-law 2010-354)

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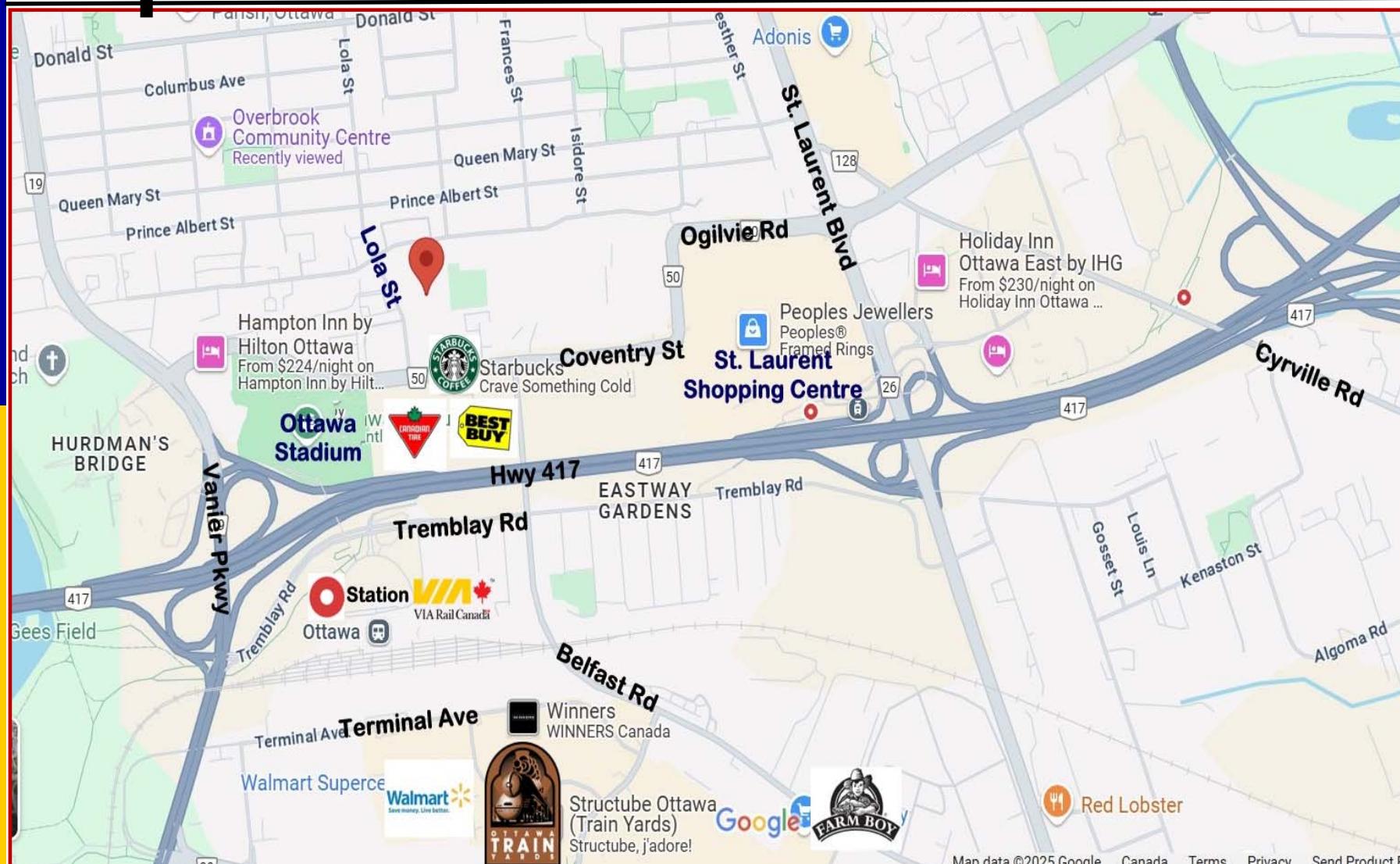


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FOR SUBLICENSE: Map

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