

**OFFICE**  
FOR LEASE/SUBLEASE

**RETAIL**  
FOR LEASE/SUBLEASE

**INDUSTRIAL**  
FOR LEASE/SUBLEASE

**PROPERTIES**  
FOR SALE

**LAND**  
FOR SALE

**OTTAWA**  
TEAM

**CDNGLOBAL**<sup>®</sup>

# OTTAWA

## VACANCY REPORT

### JANUARY 2024

CDN GLOBAL (OTTAWA) LTD.  
1419 Carling Avenue, suite 203  
Ottawa, ON K1Z 7L6  
613.695.0440

The above particulars are submitted to the best of our knowledge and are subject to change without notice. CDN GLOBAL (OTTAWA) LTD. does not assume responsibility for any errors or omissions.

[WWW.CDNGLOBAL.COM](http://WWW.CDNGLOBAL.COM)

PROPERTIES	SIZE	RENTAL RATE	ADDITIONAL RENT	COMMENTS	FLYER
------------	------	-------------	-----------------	----------	-------

**FOR SUBLEASE |**  
**6 Antares Drive, Phase III, #200**



9,356 SF	\$17.14/SF Until July 31, 2025	\$16.65 (Estimated for 2023) Utilities and cleaning extra	<ul style="list-style-type: none"> <li>Second floor office space</li> <li>Includes reception, 2 boardrooms, mix of open concept, private offices, kitchen, etc. Recently renovated</li> <li>Ample parking</li> <li>Fascia signage on building</li> <li>Furniture may be negotiated</li> <li>West Hunt Club exposure</li> </ul>	<p><b>Philip Zunder</b> 613.725.7170</p> <p><b>Ling Tan</b> 613.879.6388</p> <p><b>Ben Zunder</b> 613.913.8858</p>
----------	-----------------------------------	---	--	--

**FOR LEASE |**  
**900 Greenbank Rd.**



#3 - 1,209 SF #6 - 686.73 SF	\$14.00/SF	\$18.87/SF includes utilities. Cleaning and light bulbs extra (2023 estimate)	<ul style="list-style-type: none"> <li>Second floor office space</li> <li>Ample on-site parking</li> <li>Corner of Greenbank &amp; Larkin</li> <li>Plaza anchored by Food Basics</li> <li>Unit 3 - Available immediately</li> <li>Unit 6 - Available Feb. 1, 2024</li> </ul>	<p><b>Philip Zunder</b> 613.725.7170</p> <p><b>Ling Tan</b> 613.879.6388</p> <p><b>Ben Zunder</b> 613.913.8858</p> <p><b>Flyer</b></p> <p><b>MLS</b> <b>1372065</b> <b>1372064</b></p>
---------------------------------	------------	---	--	--

**NOW PRE-LEASING |**  
**120 Lusk Street, LUSK TOWER**



46,285 SF Minimum Divisibility: 1,000 SF	Office: \$26.00/SF Retail: \$40.00/SF Lower: \$16.00/SF	Operating Costs: \$14.00/SF	<ul style="list-style-type: none"> <li>Lusk Tower - Coming 2025</li> <li>Medical &amp; Professional Office Building</li> <li>2 storeys with retail or restaurant on ground floor</li> <li>Located at the intersection of Strandherd Drive and Fallowfield Road, next to 416</li> </ul>	<p><b>Philip Zunder</b> 613.725.7170</p> <p><b>Ling Tan</b> 613.879.6388</p> <p><b>Ben Zunder</b> 613.913.8858</p> <p><b>Flyer</b></p> <p><b>MLS</b> <b>1355792</b></p>
--	---	--------------------------------	--	---

**FOR LEASE |**  
**2725 Queensview Drive, #501**



1,200 SF	\$3,500/month Gross plus HST	Included in Gross rent. Phone and internet extra	<ul style="list-style-type: none"> <li>Prime office location - Pinecrest at the Queensway</li> <li>Large dining area/meeting room</li> <li>Six (6) breakout rooms</li> <li>Lower-level space with ground level views</li> <li>Private secure entranceway</li> <li>Three (3) parking spots</li> <li>In-unit washroom</li> </ul>	<p><b>Philip Zunder</b> 613.725.7170</p> <p><b>Ling Tan</b> 613.879.6388</p> <p><b>Ben Zunder</b> 613.913.8858</p> <p><b>Flyer</b></p> <p><b>MLS</b> <b>1372132</b></p>
----------	---------------------------------	---	--	---



PROPERTIES	SIZE	RENTAL RATE	ADDITIONAL RENT	COMMENTS	FLYER
------------	------	-------------	-----------------	----------	-------

**FOR LEASE |**  
**265 Centrum Blvd.**



Approximately 8,405 SF usable remaining  (12,291 SF rentable)	\$15.00/SF (rentable)	\$10.00/SF (Estimated for 2024)	<ul style="list-style-type: none"> <li>Previously YMCA</li> <li>Large rectangular pool and a smaller shallow pool, upper deck viewing area, changing rooms, showers, lockers, sauna, etc.</li> <li>High ceilings with clear column</li> <li>Ample parking</li> <li>TI Available (Landlord will install flooring over the pool)</li> </ul>	<p><b>Philip Zunder</b> 613.725.7170</p> <p><b>Ling Tan</b> 613.879.6388</p> <p><b>Ben Zunder</b> 613.913.8858</p>
---	-----------------------	---------------------------------	---	--

**FOR LEASE |**  
**355 Cumberland Street, Unit 1**



Approximately 1,355 SF	\$30.00/SF	\$14.00/SF (Estimated for 2024)	<ul style="list-style-type: none"> <li>Suitable for any type of retail business</li> <li>Situated in Ottawa's ByWard Market</li> <li>Previously tenanted by a hair salon, and a convenience store</li> <li>Plumbing exists for four (4) hair washing stations</li> <li>Three (3) large windows showcasing interior</li> </ul>	<p><b>Philip Zunder</b> 613.725.7170</p> <p><b>Ling Tan</b> 613.879.6388</p> <p><b>Ben Zunder</b> 613.913.8858</p>
------------------------	------------	---------------------------------	---	--

**NOW PRE-LEASING |**  
**120 Lusk Street, LUSK TOWER**







46,285 SF  Minimum Divisibility: 1,000 SF	Office: \$26.00/SF Retail: \$40.00/SF Lower: \$16.00/SF	Operating Costs: \$14.00/SF	<ul style="list-style-type: none"> <li>Lusk Tower - Coming 2025</li> <li>Medical &amp; Professional Office Building</li> <li>2 storeys with retail or restaurant on ground floor</li> <li>Located at the intersection of Strandherd Drive and Fallowfield Road, next to 416</li> </ul>	<p><b>Philip Zunder</b> 613.725.7170</p> <p><b>Ling Tan</b> 613.879.6388</p> <p><b>Ben Zunder</b> 613.913.8858</p>
---	---	-----------------------------	--	--



**FOR LEASE |**  
**150 Marketplace Avenue, Unit 1**



Approximately 5,737.24 SF  <b>NEW</b>	\$35.00/SF  Est. Possession, Second Quarter 2024	\$15.00/SF (2023 Estimated)	<ul style="list-style-type: none"> <li>Ground floor retail space to lease in Barrhaven's newest residential tower</li> <li>Restaurant potential</li> <li>Located just south of Strandherd and Longfield Drive.</li> <li>Retail already includes Wellness Spa, Pharmacy/ Walk -In clinic, Optical Shop</li> </ul>	<p><b>Philip Zunder</b> 613.725.7170</p> <p><b>Ling Tan</b> 613.879.6388</p> <p><b>Ben Zunder</b> 613.913.8858</p>
---	--	-----------------------------	--	--

PROPERTIES	SIZE	RENTAL RATE	ADDITIONAL RENT	COMMENTS	FLYER
<p><b>FOR SUBLEASE   1440 Merivale Road.</b></p> 	<p>Approximately 3,585 SF</p> <p><b>CONDITIONALLY LEASED</b></p>	<p>\$19.00/SF (rentable)</p>	<p>\$15.21/SF (Estimated for 2023)</p>	<ul style="list-style-type: none"> <li>Located at the intersection of Baseline and Merivale Road</li> <li>Ideally suited for retail, showroom, Yoga, Fitness, Etc.</li> <li>Excellent visibility on Merivale Road</li> </ul>	<p><a href="#">Flyer</a></p> <p><b>MLS 1367439</b></p> <p><b>Philip Zunder</b> 613.725.7170</p> <p><b>Ling Tan</b> 613.879.6388</p> <p><b>Ben Zunder</b> 613.913.8858</p>
<p><b>FOR LEASE   471 Terry Fox Drive</b></p> 	<p>Only 2 units left:</p> <p>Unit 50: 2,323.5 SF (can be split)</p> <p>Unit 80: 1,200.5 SF</p>	<p>\$37.00/SF (starting)</p>	<p>\$15.00/SF (estimated) plus utilities</p>	<ul style="list-style-type: none"> <li>Now available for occupancy</li> <li>Shell Canada anchor</li> <li>Current tenants include Dental office, sandwich shop, nail salon, hair salon, Red Swan Pizza, Turkish Kebab House, Pharmacy, Anytime Fitness, Mathnasium, and Lokma</li> </ul>	<p><a href="#">Flyer</a></p> <p><b>MLS 1372611</b> <b>1372661</b></p> <p><a href="#">Drone Footage</a></p> <p><b>Philip Zunder</b> 613.725.7170</p> <p><b>Ling Tan</b> 613.879.6388</p> <p><b>Ben Zunder</b> 613.913.8858</p>

PROPERTIES	SIZE	RENTAL RATE	ADDITIONAL RENT	COMMENTS	FLYER
<p><b>FOR LEASE  </b> <b>2437 Kaladar Avenue, Unit 4</b></p> 	Approximately 3,276.17 SF	\$15.00/SF (with escalations)	\$6.30/SF (Operating) \$2.20/SF (Shared Property Tax)	<ul style="list-style-type: none"> <li>• Close to Bank St./Heron Rd. intersection</li> <li>• Sloped ceilings - 17ft. 11in. height</li> <li>• Previously tenanted by a furniture showroom</li> <li>• Two entrances, windows with security bars</li> <li>• Private in-unit washroom</li> <li>• Zoning: GM29 - Mixed Use</li> </ul>	<p><a href="#">Flyer</a></p> <p><b>MLS</b> <b>1372779</b></p> <p><b>Philip Zunder</b>    <b>Ling Tan</b>    <b>Ben Zunder</b> <b>613.725.7170</b>    <b>613.879.6388</b>    <b>613.913.8858</b></p>
<p><b>FOR SUBLEASE  </b> <b>6690 Mitch Owens Road</b></p> 	Approximately 189,000 SF (4.34 AC)	\$0.75/SF (with escalations)	To be verified.	<ul style="list-style-type: none"> <li>• Approx. 300 ft. frontage on Mitch Owens Road</li> <li>• Zoning: RC3[195r] - Rural Commercial</li> <li>• Land is flat and partially cleared, sublandlord will consider improving the land for an extra charge</li> <li>• Near where Albion Rd. meets Mitch Owens Rd.</li> </ul>	<p><a href="#">Flyer</a></p> <p><b>MLS</b> <b>1357825</b></p> <p><b>Philip Zunder</b>    <b>Ling Tan</b>    <b>Ben Zunder</b> <b>613.725.7170</b>    <b>613.879.6388</b>    <b>613.913.8858</b></p>

PROPERTIES	SIZE	SALE PRICE	PROPERTY TAXES	COMMENTS	FLYER
<p><b>FOR SALE  </b> <b>1097 Parisien Street</b></p> 	3,482 SF	<p>\$1,395,000 \$1,295,000</p> <p><b>REDUCED SALE PRICE</b></p>	\$12,482.03 (2022)	<ul style="list-style-type: none"> <li>Queensway location</li> <li>Fully air-conditioned light industrial building</li> <li>2,146 sq.ft. warehouse plus 1,336 sq.ft. office</li> <li>Many renovations completed 2021-2022</li> <li>Grade level loading</li> <li>3 phase, 600 volts, 100-amp power</li> </ul>	<p><b>Flyer</b></p> <p><b>Joel Freedman</b> <b>819.360.7108</b></p>
<p><b>FOR SALE  </b> <b>1805 Woodward Drive</b></p> 	3,161 SF	<p>\$1,595,000</p> <p><b>SOLD</b></p>	\$22,598.46 (2023)	<ul style="list-style-type: none"> <li>Queensway location</li> <li>Fully air-conditioned light office/industrial building</li> <li>Includes reception area, 9 private offices, boardroom, etc.</li> <li>Excellent condition and move-in ready</li> <li>Vacant possession or owner/occupier opportunity</li> </ul>	<p><b>Flyer</b></p> <p><b>Philip Zunder</b> <b>613.725.7170</b></p> <p><b>Ling Tan</b> <b>613.879.6388</b></p> <p><b>Ben Zunder</b> <b>613.913.8858</b></p>

PROPERTIES	SIZE	SALE PRICE	PROPERTY TAXES	COMMENTS	FLYER
<b>FOR SALE  </b> <b>2079 Artistic Place</b> 	12 acres	\$9,000,000	\$64,898.16 for 2021	<ul style="list-style-type: none"> <li>Access available via Johnson Road</li> <li>Near South Keys Shopping Centre and Light Rail Trillium Line</li> <li>Zoned IL - Light Industrial with proposed zoning change to Employment Zone</li> </ul>	<b>Philip Zunder</b> <b>613.725.7170</b>
<b>FOR SALE  </b> <b>3248 Greenbank Road</b> 	0.909 acres	\$5,550,000	To be verified	<ul style="list-style-type: none"> <li>Located at the intersection of Greenbank and Jockvale Road</li> <li>258.14 ft. frontage on Greenbank Road</li> <li>Traffic counts in excess of 30,000 vehicles per day</li> <li>Relatively flat and cleared land</li> </ul>	<b>Flyer</b>  <b>MLS</b> <b>1358395</b>  <b>Philip Zunder</b> <b>Joel Freedman</b> <b>613.725.7170</b> <b>819.360.7108</b>
<b>FOR SALE  </b> <b>2499 Palladium Drive</b> 	Approximately 1.72 acres	\$2,500,000	To be verified	<ul style="list-style-type: none"> <li>Located adjacent to the Kanata Palladium Auto Park</li> <li>Convenient access to Highway 417 and Terry Fox Drive</li> <li>Adjacent property can be purchased through City of Ottawa</li> </ul>	<b>Philip Zunder</b> <b>613.725.7170</b>

# OTTAWA TEAM

## CONTACT INFORMATION



**Philip Zunder, President**  
Broker of Record  
613.725.7170  
[pzunder@cdnglobal.com](mailto:pzunder@cdnglobal.com)



**Wei-Ling Tan**  
Sales Representative  
613.879.6388  
[ltan@cdnglobal.com](mailto:ltan@cdnglobal.com)



**Ben Zunder**  
Sales Representative  
613.913.8858  
[bzunder@cdnglobal.com](mailto:bzunder@cdnglobal.com)



**Joel Freedman**  
Broker  
819.360.7108  
[jfreedman@cdnglobal.com](mailto:jfreedman@cdnglobal.com)



**Rebecca Zunder**  
Office Manager  
613.404.5900  
[rzunder@cdnglobal.com](mailto:rzunder@cdnglobal.com)

[WWW.CDNGLOBAL.COM](http://WWW.CDNGLOBAL.COM)

The above particulars are submitted to the best of our knowledge and are subject to change without notice. CDN GLOBAL (OTTAWA) LTD. does not assume responsibility for any errors or omissions.

**CDN GLOBAL (OTTAWA) LTD.**  
1419 Carling Avenue, Suite 203  
Ottawa, ON | K1Z 7L6