

FOR LEASE - RETAIL

2735 Iris Street, Ottawa



DESCRIPTION:

- ✓ Pad space to be constructed across from Chapters Indigo Pinecrest, Starbucks, Globo Shoes and new Structube, on the north side of Iris Street, on the east side of Greenbank Road, in the City of Ottawa.
- ✓ Directly across from 6-storey, Class 'A' office tower with over 400 employees and with newly constructed Bridgehead and Subway on ground floor.
- ✓ Next to IKEA Centre which tenants include Linen Chest, Sears Home Store, Corbeil electronics, Michaels, Terra20 and IKEA.
- ✓ Ideal for retail, pharmacy, bank, home décor, furniture.

SPACE AVAILABLE:

- ✓ Approximately 6,000 S.F. PAD SPACE to be constructed.

RENTAL RATE:

- ✓ \$Market Rents - Call to Discuss.

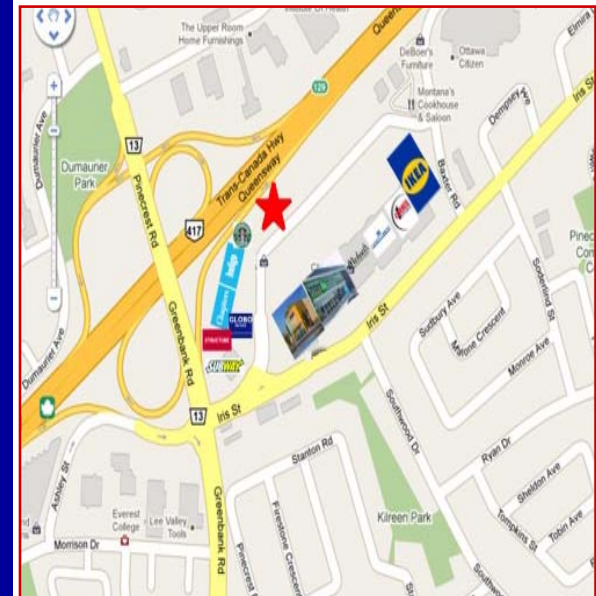
OPERATING COSTS:

- ✓ \$9.00 per square foot (estimate). (CAM: \$4.00; REALTY TAX: \$5.00).

PARKING AND ACCESSIBILITY:

- ✓ Ample on-site retail Parking.
- ✓ Excellent access from both east and west Queensway. OC Transpo services the area with bus routes.

NEW PAD SPACE



For more information please contact:

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