

FOR LEASE - Retail Space

350 Viewmount Drive, Ottawa, ON



DESCRIPTION: **Immediate Occupancy**

✓ **Viewmount Plaza** is an established neighbourhood plaza with a captive residential audience in Fisher Glen/ Parkwood Hills/Borden Farm, in Ottawa West. Close to close to schools, parklands, shopping and major bus routes.

SPACE AVAILABLE:

- ✓ Unit 1 - 1,996 square feet rentable.
- ✓ Unit 3/4 - 1,000 square feet rentable.
- ✓ Unit 6 - 1,078 square feet rentable (former dentist).
- ✓ Unit 7/8/9 - 2,034 square feet rentable.

NET RENTAL RATE:

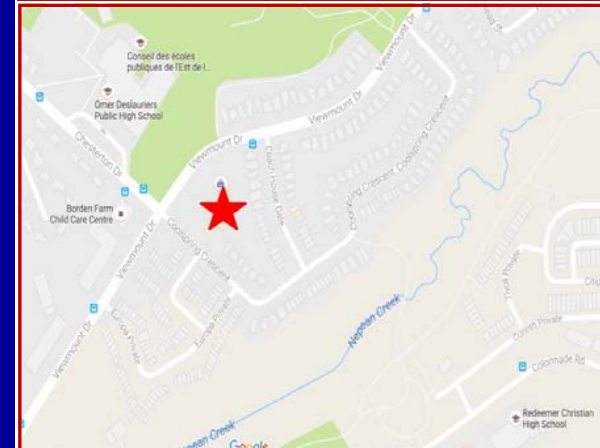
✓ \$ 25.00 per square foot net per annum.

OPERATING COSTS:

✓ \$ 16.50 per square foot (estimate) (CAM:\$10.20 and Realty Taxes: \$6.30).

SIGNAGE, PARKING, ACCESS:

- ✓ Excellent storefront signage available.
- ✓ Ample parking. Good access and Egress.



For more information please contact:

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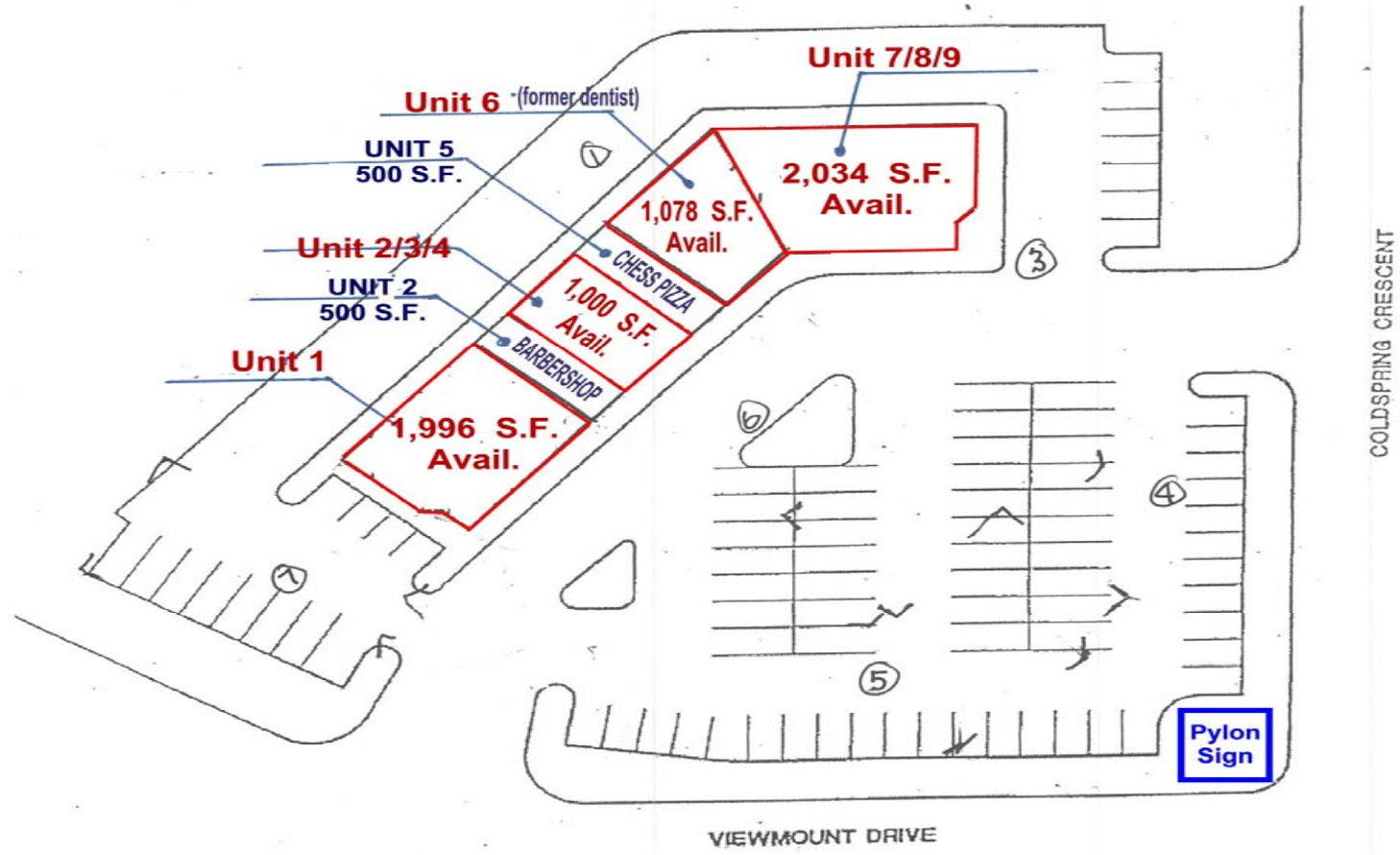
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SITE PLAN



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