

# FOR SUBLEASE:

## 1777 Tenth Line Rd., Ottawa

**BRENTCOM**  
REALTY CORPORATION, BROKERAGE  
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING

### Prime Retail Space - Orleans Central

#### DESCRIPTION: Former Grocery Store

- ✓ Prime retail space for sublease opportunity located on Tenth Line Road between Charlemagne Blvd. and Innes Rd., in the east end of Ottawa growing area of Orleans.
- ✓ Orleans Centre is a busy shopping destination with national retailers such as Goodlife Fitness, Dollarama, Second Cup, Canada Computers. Shadow anchored by Metro, Home Hardware, Staples, Jysk Orleans, Scotiabank, Canadian Tire Gas, McDonalds, Farm Boy.

#### SPACE AVAILABLE: Available Immediately

- ✓ Approximately 11,112.45 square feet available.
- ✓ Lease expires November 27, 2025.

#### NET RENTAL RATE:

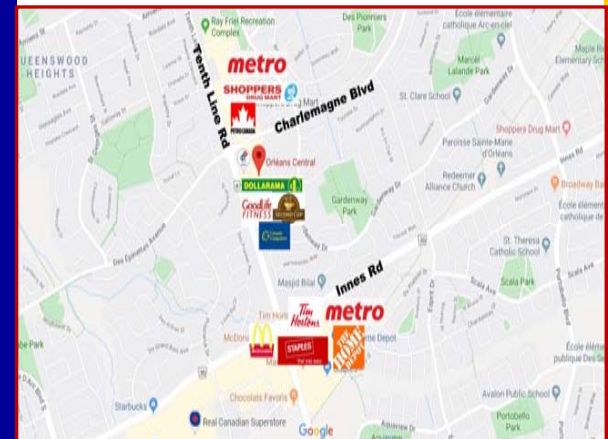
- ✓ Present Day to November 30, 2020: \$12.25 p.s.f. per annum net.
- ✓ December 1, 2020 to November 27, 2025: \$13.00 p.s.f. per annum net.

#### OPERATING COSTS:

- ✓ \$ 7.32 per square foot per annum (estimate). [CAM (\$2.62 p.s.f.), Realty Tax (\$4.44 p.s.f.), Misc (\$ .26 p.s.f.)]

#### SIGNAGE, PARKING AND ACCESS:

- ✓ Good storefront signage with excellent visibility. Ample parking. Excellent access and egress. On major bus routes.



*For more information please contact:*

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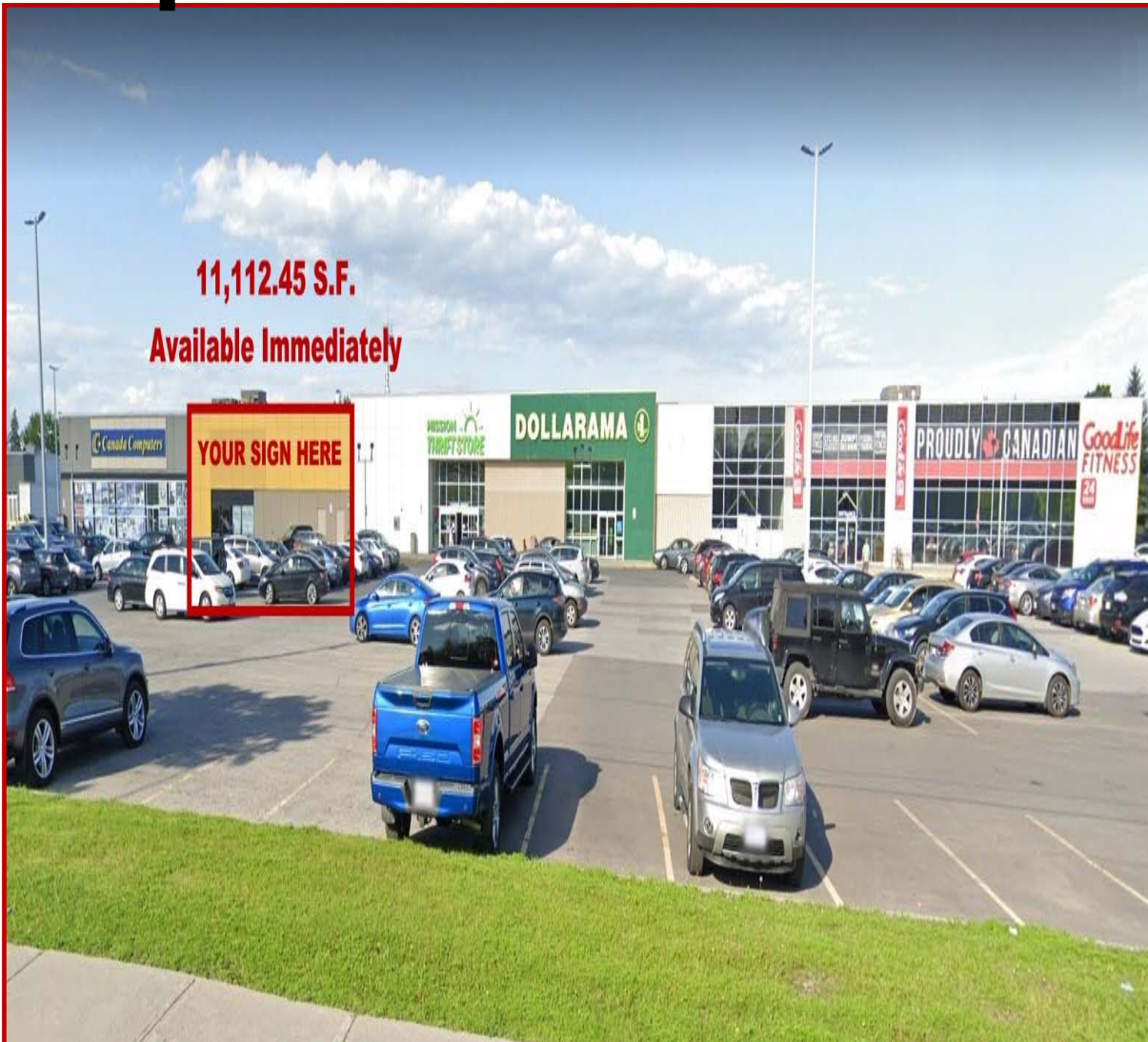
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