

# FOR LEASE:

## 2201 Jockvale Road, Barrhaven



### DESCRIPTION:

- ✓ Heritage Plaza is a well-maintained strip plaza located in the heart of Barrhaven's commercial district, at the corner of Jockvale Road and Cedarview Road, in Ottawa. Barrhaven is rapidly growing suburban neighbourhood about 17 km southwest of downtown Ottawa.
- ✓ High-traffic location. Close proximity to many amenities and well serviced by public transit.
- ✓ Join Quickie, Pharma Plus Seaway Valley Pharmacy and Clinic, Pete & Gus Meat Market, San Marino Pizza, Hazem's Barber Shop, Smart Bridal and Alterations, Quickie and Lamacoid Plates.

### SPACE AVAILABLE:

- ✓ Unit 2: 2,100 square feet rentable.

### NET RENTAL RATE:

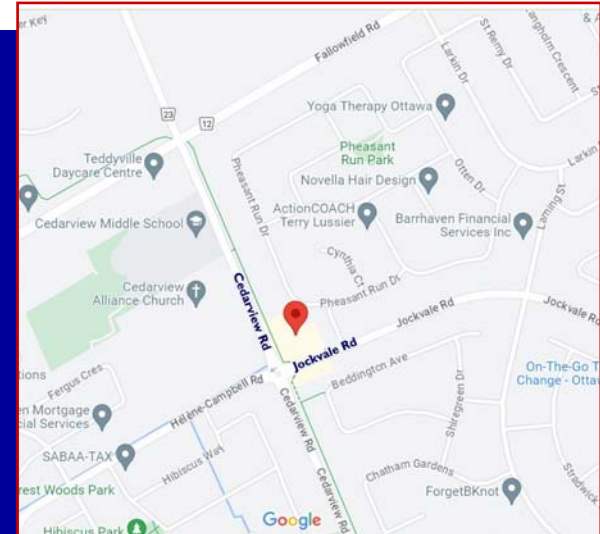
- ✓ \$27.00 per square foot net per annum.

### OPERATING COSTS:

- ✓ \$15.00 per square foot (estimate).

### PARKING, SIGNAGE AND ACCESS:

- ✓ Ample on-site parking. Good Storefront and prominent Pylon signage. Excellent Access and Egress.



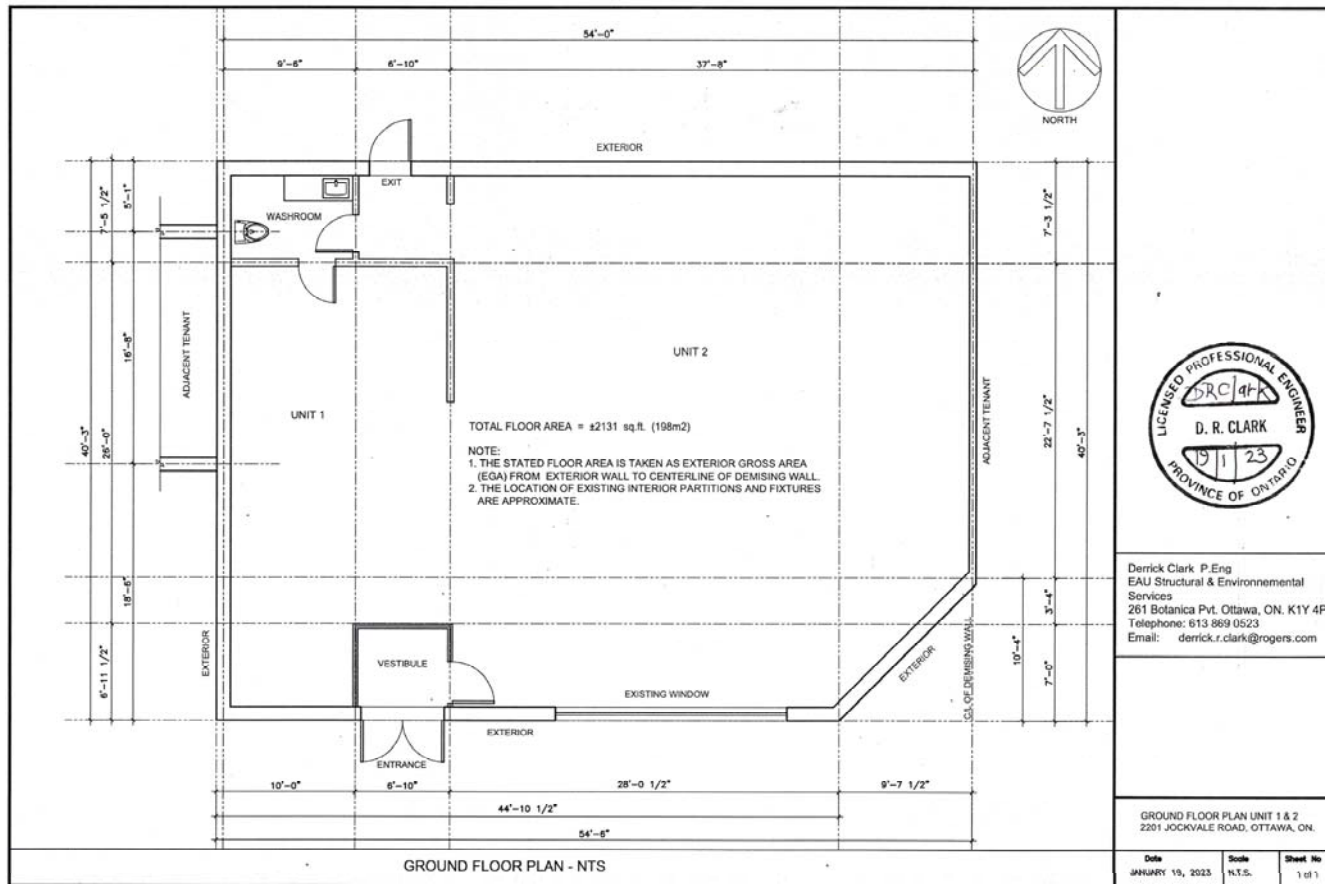
*For more information please contact:*

**BRENT TAYLOR**, Broker of Record/President  
**BRENTCOM REALTY CORPORATION, BROKERAGE**  
Tel: (613) 726-7323  
Email: [brent@brentcomrealty.com](mailto:brent@brentcomrealty.com)  
[www.brentcomrealty.com](http://www.brentcomrealty.com)

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

# FOR LEASE:

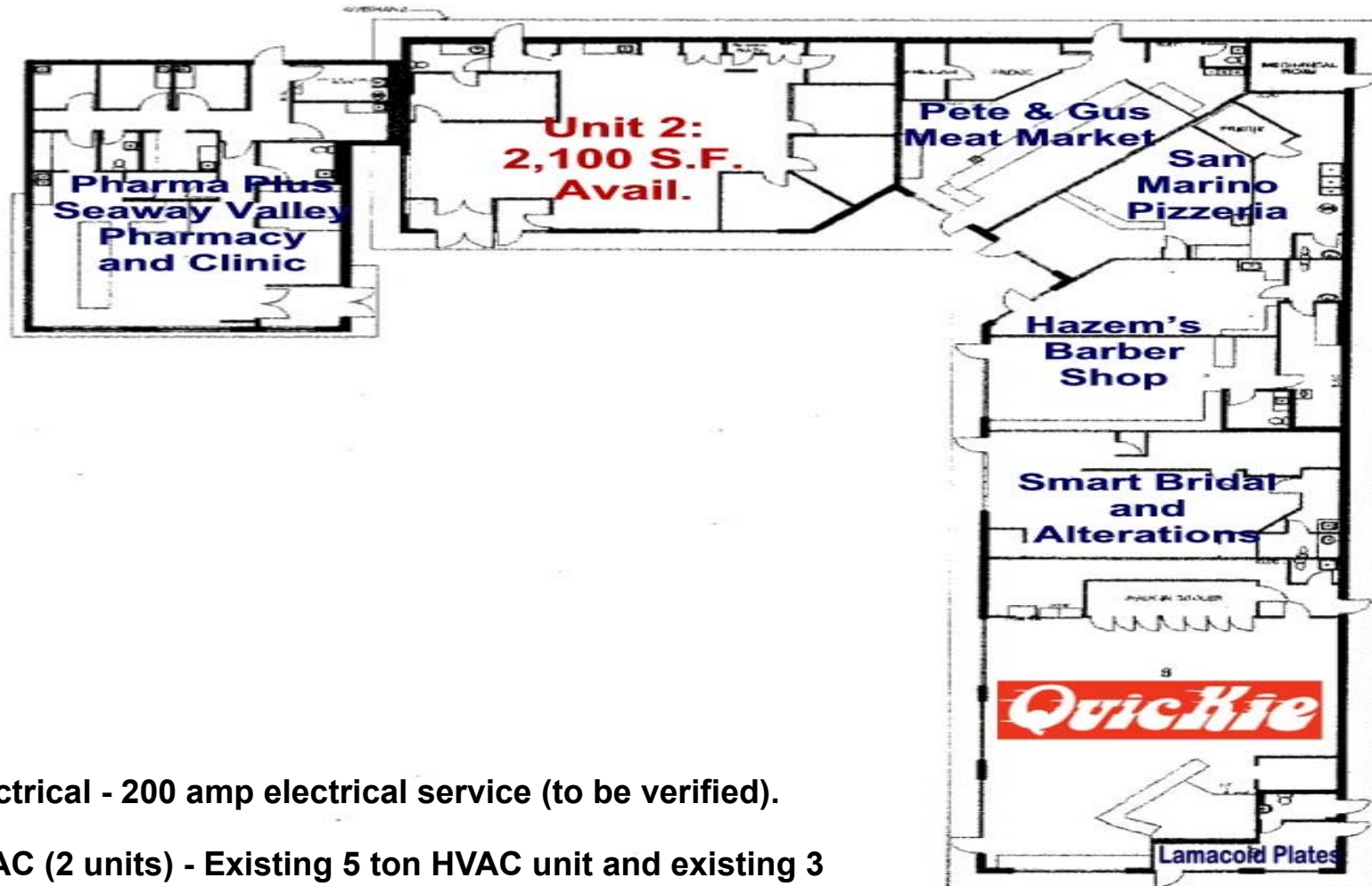
## 2201 Jockvale Road, Barrhaven



**Unit 2: 2,100 S.F.**

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

**FOR LEASE:**  
**2201 Jockvale Road, Barrhaven**



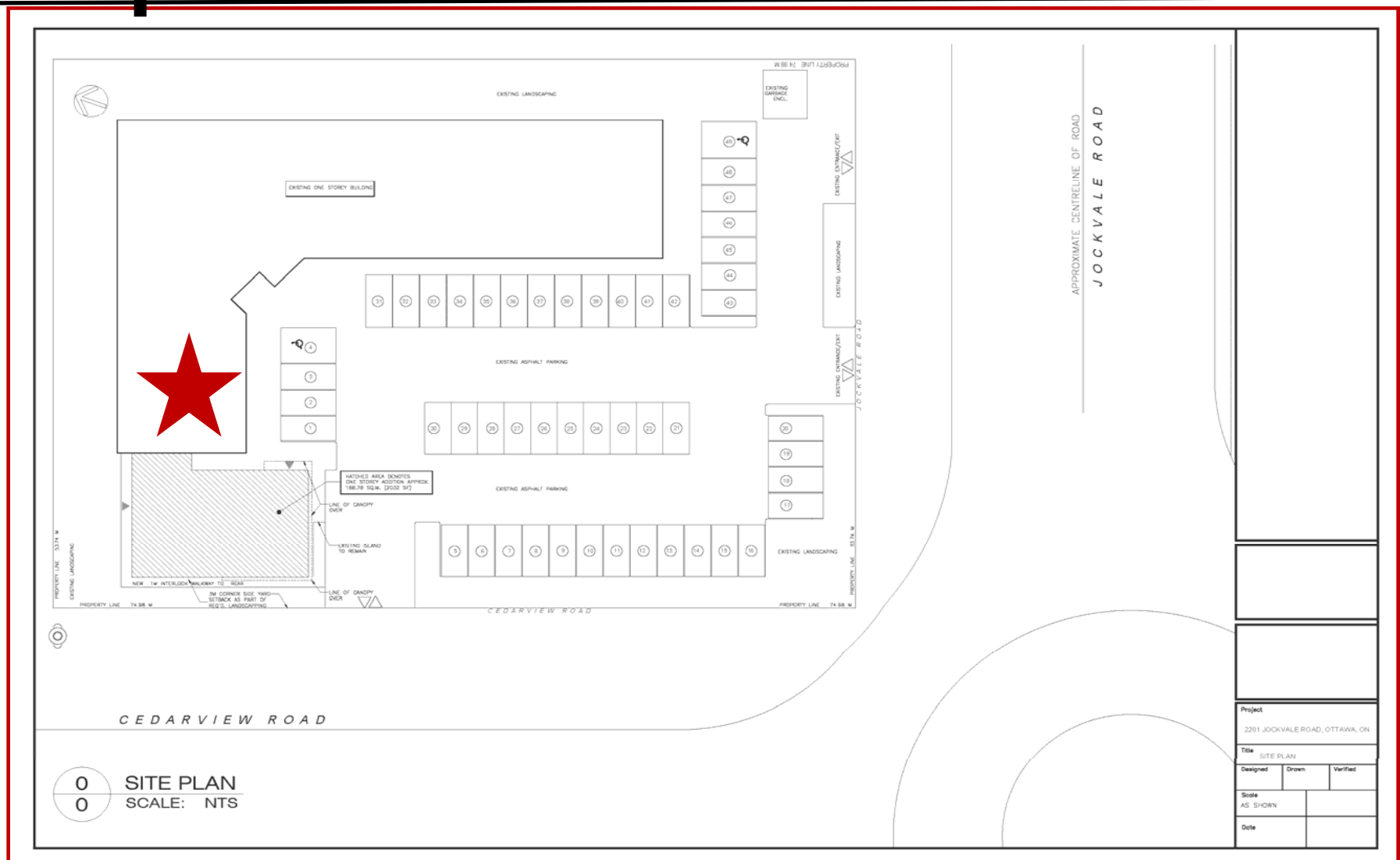
**Electrical - 200 amp electrical service (to be verified).**

**HVAC (2 units) - Existing 5 ton HVAC unit and existing 3 ton HVAC unit.**

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

# FOR LEASE:

## 2201 Jockvale Road, Barrhaven



CEDARVIEW ROAD

APPROXIMATE CENTRELINE OF ROAD  
JOCKVALE ROAD

0 0 SITE PLAN  
SCALE: NTS

Project	
2201 JOCKVALE ROAD, OTTAWA, ON	
Title	
SITE PLAN	
Designed	Drawn
Verified	
Scale	
AS SHOWN	
Date	

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.



FOR LEASE:  
2201 Jockvale Road, Barrhaven

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



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.