

# FOR LEASE: **RETAIL**

## Convent Glen Shopping Centre



**6469-6509 Jeanne D'Arc Blvd., Ottawa, ON K1C 2R1**

### DESCRIPTION:

✓ **Convent Glen Shopping Centre** is an established community shopping centre located at the corner of Jeanne D'Arc Blvd. North and Orleans Blvd., in Orleans. Join Metro, LCBO, The Beer Store, Shoppers Drug Mart, Dollarama in busy neighbourhood centre in Orleans.

### INLINE SPACE AVAILABLE (former Medical Clinic):

✓ 3,544 square feet rentable.

### NET RENTAL RATE:

✓ \$20.00 per square foot per annum net.

### ✓ OPERATING COSTS:

✓ \$13.46 per square foot (estimate).

[CAM (\$4.04) and Realty Tax (\$9.42)]

✓ HVAC - 10 tons (17yr old). Electrical 600V 3 phase. (Tenant to verify)

### SIGNAGE:

✓ Good Storefront signage and visibility on Jeanne D'Arc Blvd.

✓ Potential pylon signage available.

### PARKING / ACCESS:

✓ Ample Parking. Excellent access, egress.

✓ Well serviced by public transportation.



*For more information please contact:*

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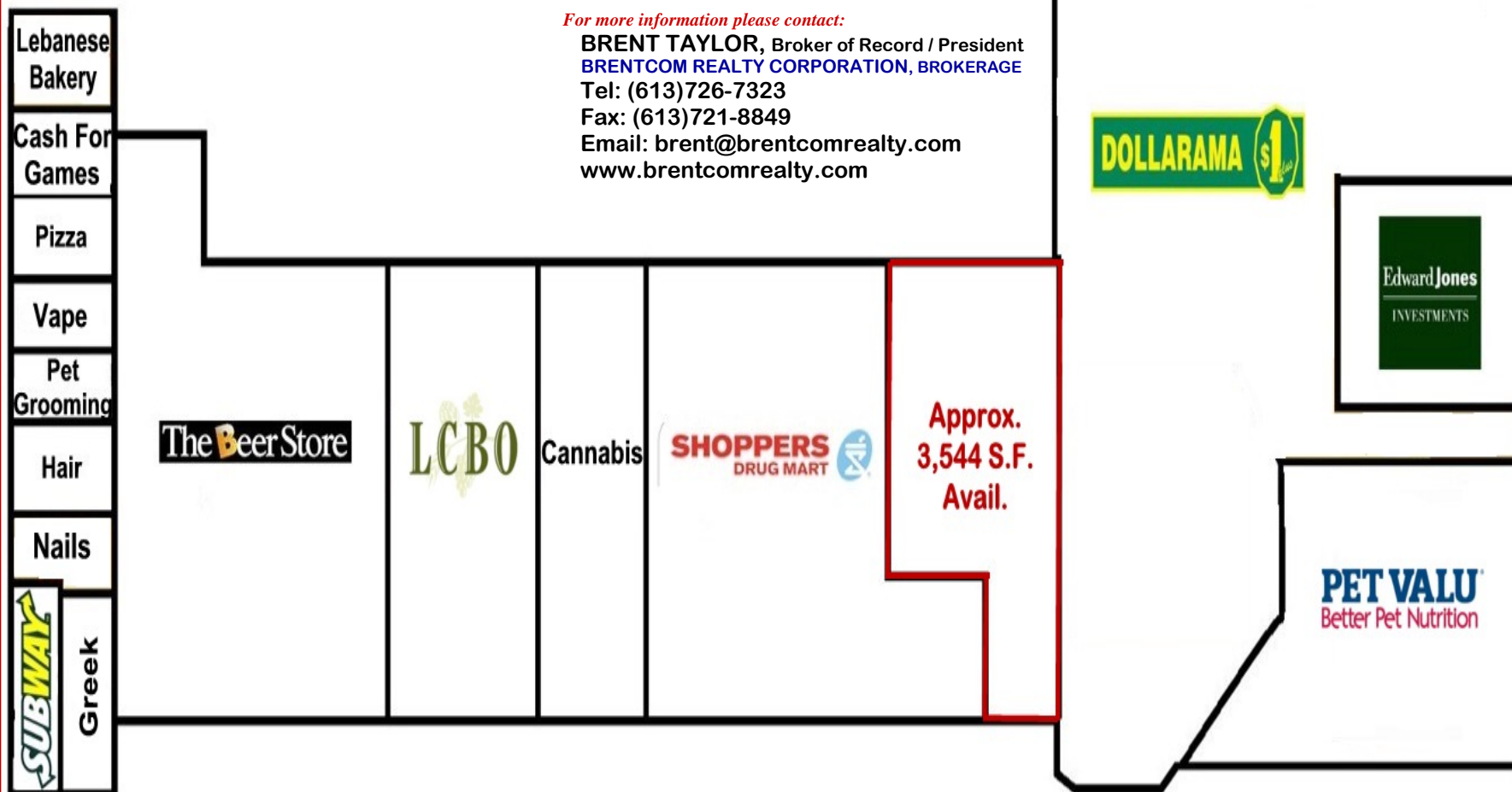
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### CLOSEUP SITE

*For more information please contact:*

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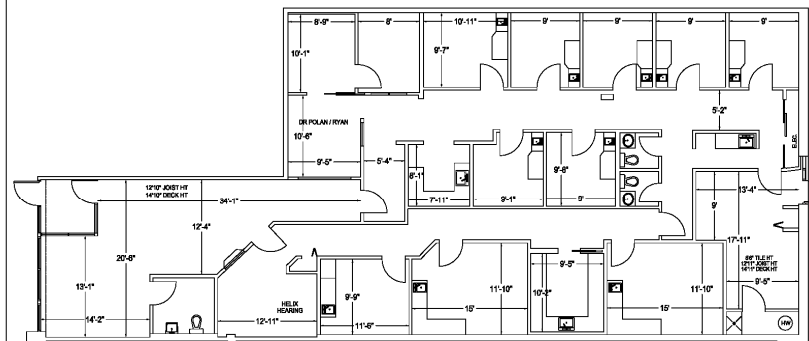




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### MEASUREMENTS ACCORDING TO BOMA 2010 RETAIL STANDARD

DIMENSIONS ARE FOR  
SPACE PLANNING PURPOSES ONLY



PREPARED BY:   <a href="http://www.measurex.ca">www.measurex.ca</a>	LOCATION:  MEDICAL OFFICE 6509 JEAN D'ARC BLVD N ORLEANS, ONTARIO	NORTH:  	PREPARED FOR: EFFORT TRUST	
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### SITE PLAN



**CONVENT GLEN SHOPPING PLAZA**  
OTTAWA, ONTARIO

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