

FOR SUBLEASE: **Freestanding Pad With Drive-Thru**

SmartCentres Orléans



DESCRIPTION: **4120 Innes Road, Ottawa (Orleans)**

- ✓ SmartCentres Orléans is an established community shopping centre located at the major intersection of Mer Bleue Road and Innes Road in the heart of Orleans. Orleans is a fast growing suburban area within the City of Ottawa. It is located in the Eastern part of the City along the Ottawa River, about 16 km (10 miles) from Downtown Ottawa.
- ✓ This standalone restaurant pad with drive-thru along Innes Road is surrounded by adjacent shopping centres and growing residential neighbourhoods which create a steady flow of traffic and attract a wide variety of customers to the shopping centre.
- ✓ Join Ren's Pets, Royal Bank, TD Canada Trust, Indigo Book Store, Marshalls, Lonestar Texas Grill, Starbucks, Tim Hortons, Blue Haven Dental. Walmart, Dollarama, Best Buy and Canadian Tire anchor adjacent shopping centre.

RETAIL SPACE AVAILABLE: Lease expires **October 31, 2028**

- ✓ Approx. 4,189 square feet rentable (Ground level + 400 s.f. Mezzanine + Outdoor Patio).

NET RENTAL RATE:

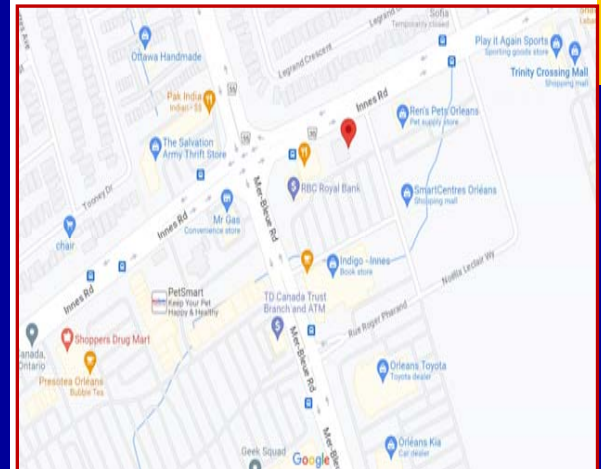
- ✓ Present Date to October 31, 2023 - \$39.00 p.s.f. per annum net.
- ✓ November 1, 2023 to October 31, 2028 - \$43.00 p.s.f. per annum net.

OPERATING COSTS:

- ✓ \$ 16.77 per square foot (estimate)

SIGNAGE AND PARKING:

- ✓ Great storefront signage. Ample free parking. High traffic location.



For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613)726-7323
Email: brent@brentcomrealty.com
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 SUBLEASE: **Freestanding Pad With Drive-Thru** **4120 Innes Road, Orleans**

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

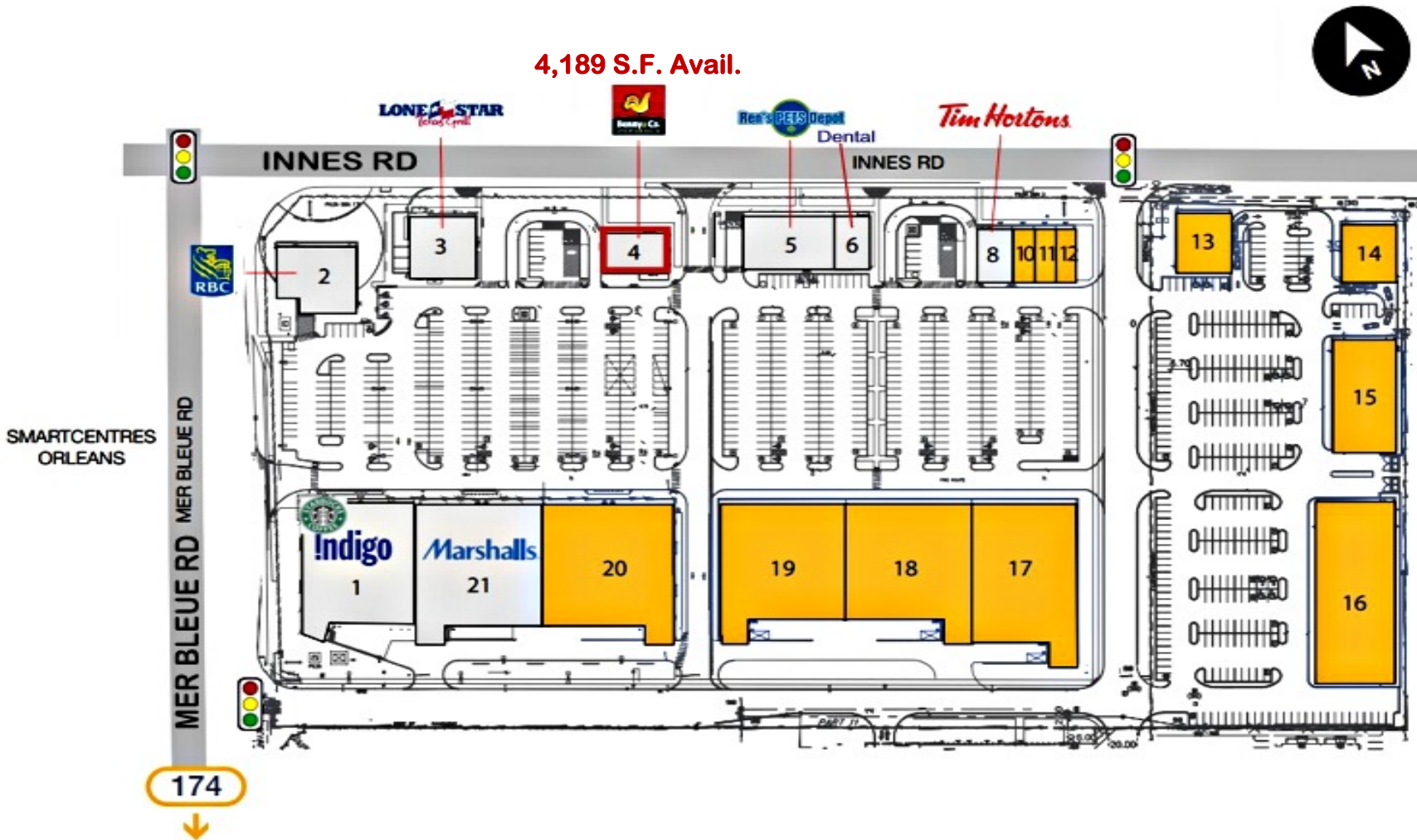


The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are 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.

FOR SUBLEASE: Freestanding Pad 4120 Innes Road, Orleans

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

4,189 S.F. Avail.



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.