



FOR LEASE

RETAIL SPACE

430 Hazeldean Road, Bay 1, ON. Ottawa, K2L 1T9

BUILDING FEATURES

- 2,042 sq. ft.
- Net Rent \$27.00 per sq. ft.
- Recoverable Costs \$9.50 per sq. ft.
- Access to common dock loading via the rear hallway
- 20 ft glass frontage
- Clear height X ft.
- Over 300 parking spaces are shared with 420 Hazeldean Road.
- Building standard sign is channel letters
- Other tenants include Kumon, Spectrum Kitchen, Choice Indian Restaurant, Head office Co-workspace, Hazeldean mini-offices on the second floor and more.

LEASE DETAILS

ADDRESS	430 Hazeldean Road, Bay 1, ON. Ottawa, K2L 1T9
RENTAL RATE PER SQ. FT.	\$27.00
RECOVERABLE COSTS PER SQ. FT.	\$9.00
CLEAR HEIGHT	~ 20 ft.
RETAIL SPACE	2,042 sq. Ft.
LEASE TERM	3- 5 Years
ZONING CODE	AM2[1253] H(20)
OCCUPANCY	To be arranged
PROPERTY TYPE	Retail



GEOFFREY H. GODDING CPM

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NOTE: Hydro and gas is metered and
paid directly by the tenant.

ADDITIONAL RENT INCLUDES:

- General Maintenance and Repair
- Insurance
- Landscape
- Real Estate Taxes
- Snow Removal
- Water & Sewer
- Management & Administration
- Hydro
- HVAC

Recoverable costs are estimated at
\$9.50 per sq. ft. for year ending
December 31, 2024

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