

// 3,702 Sq. Ft. of  
Prime Retail  
Space

# FOR LEASE

1445 Merivale Road, Unit 101, Ottawa ON



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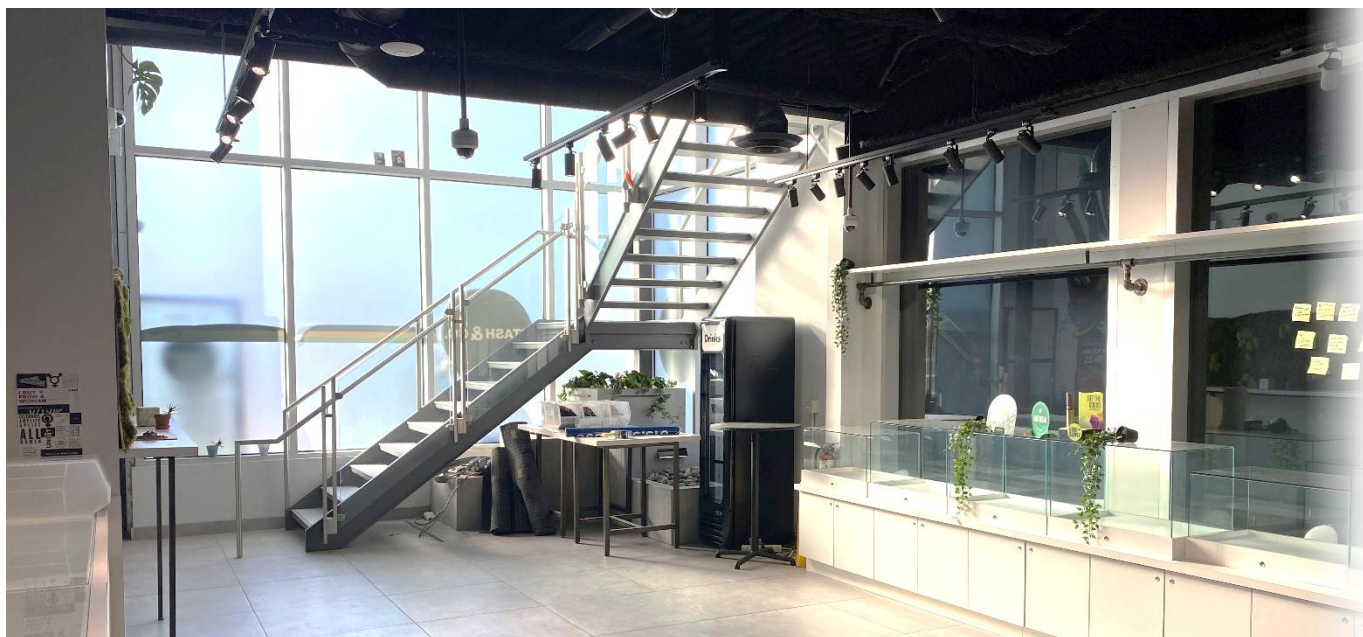
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# PROPERTY DETAILS



## THE OFFERING

Located near the bustling intersection of Merivale and Baseline Road, 1445 Merivale Road offers an exceptional space for retail, office, and a variety of other business uses. Take advantage of high-visibility signage and a prominent location on one of the area's busiest streets.

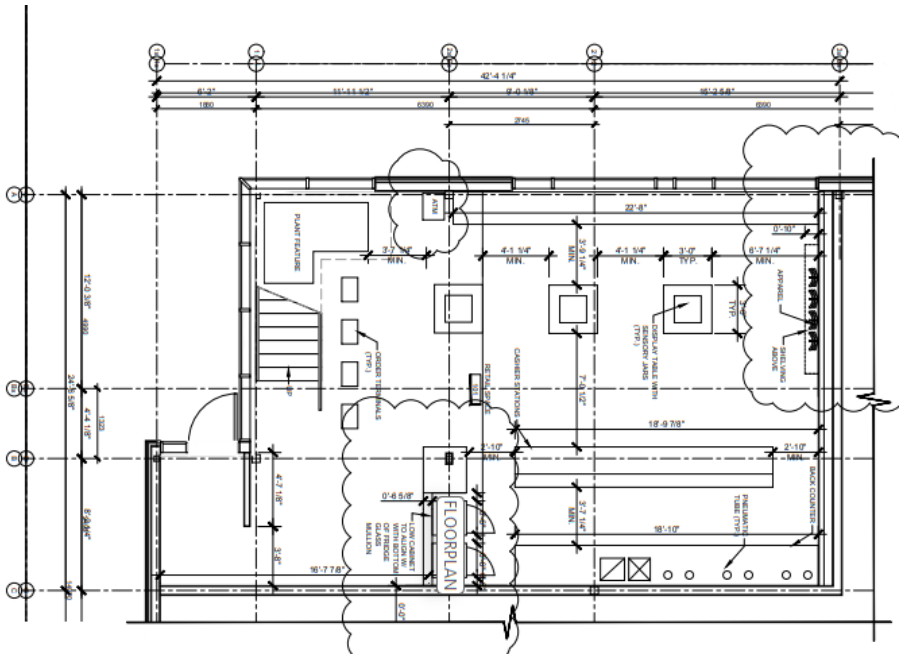
Highlights include ample on-site parking, convenient access by public transport, and established neighboring tenants including Orange Theory Fitness, City View Animal Hospital and a new restaurant coming soon.

Unit 101 features a clean, modern design with 3 washrooms, expansive windows, split across two floors. Previously used as a cannabis retail space, it's ideal for businesses such as retail, furniture, design studios, architectural offices, pharmacies, medical practices, and more.

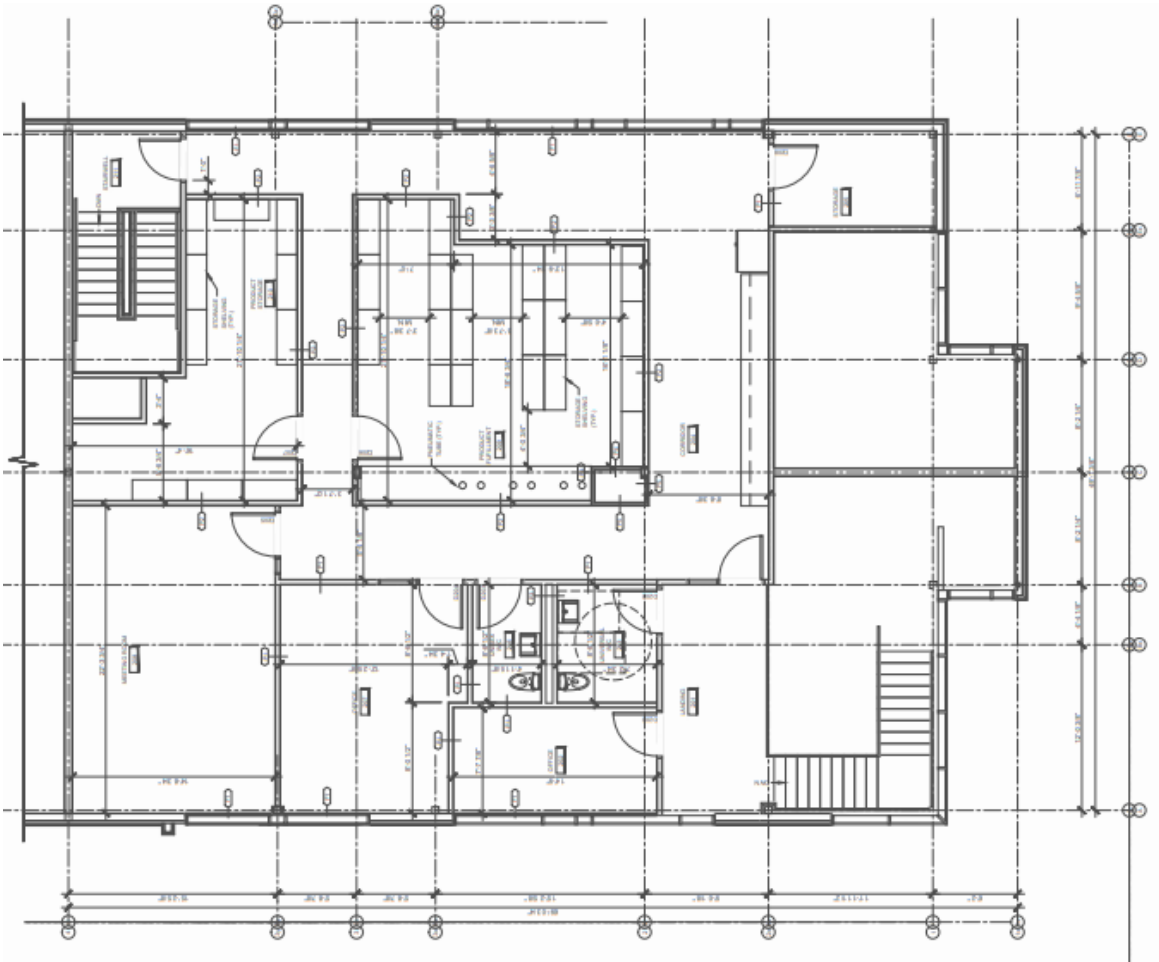
ADDRESS	1445 Merivale Road, Unit 101, Ottawa ON, K2E 5N9
SIZE	Ground Floor: 1,127 SF Second Floor: 2,575 SF Total Area: 3,702 SF.
RENTAL RATE (NET)	\$27.50/SF
ADDITIONAL RENT	\$16.51/SF (estimated 2024)
AVAILABILITY	Immediate

# FLOORPLAN

Ground Floor - 1,127 SF

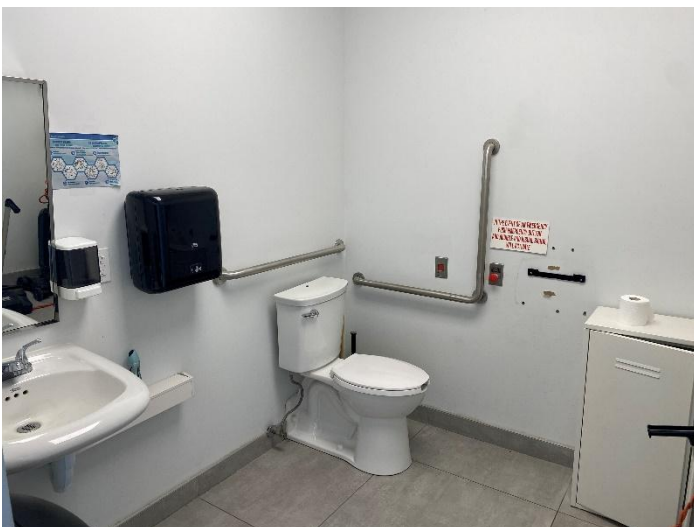
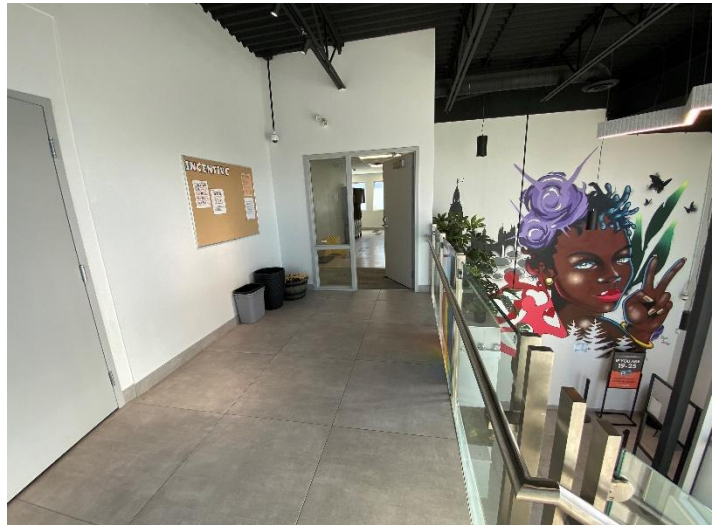
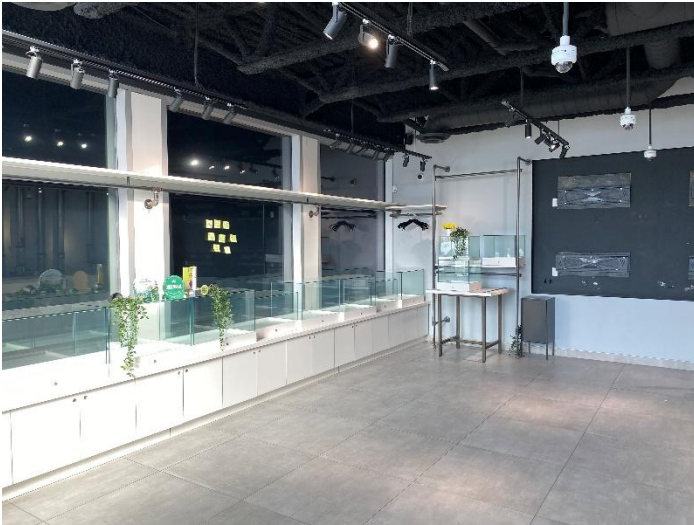


Second Floor - 2,575 SF



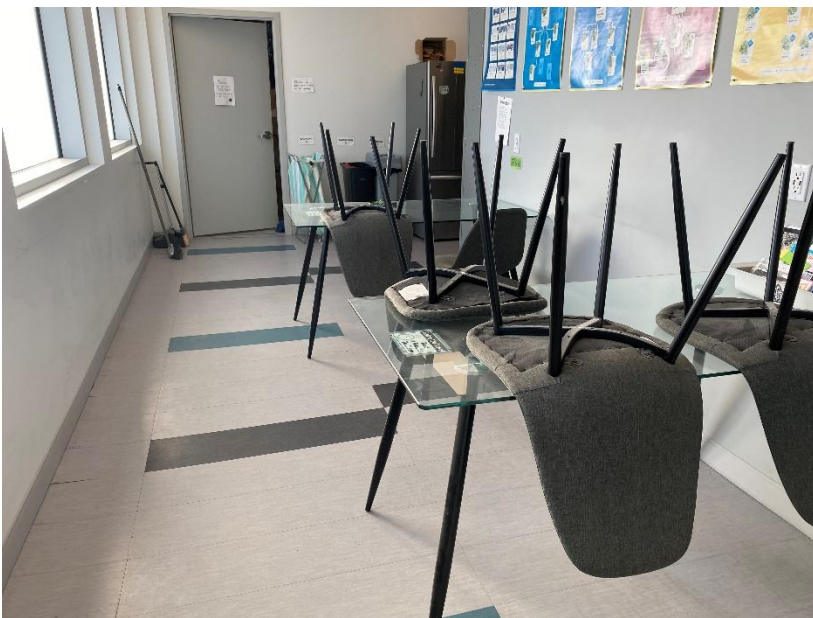


# INTERIOR





# INTERIOR





# LOCATION



## DEMOGRAPHICS

Radius	2 KM	5 KM	10 KM
Population (2023)	42,572	191,102	607,375
Population (2028)	47,522	214,515	674,033
Population (2033)	52,036	235,612	733,827
Daytime Population	35,843	199,815	699,952
Median Age	38.1	40.8	39.3
Average Household Income	\$90,141	\$111,203	\$104,355

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