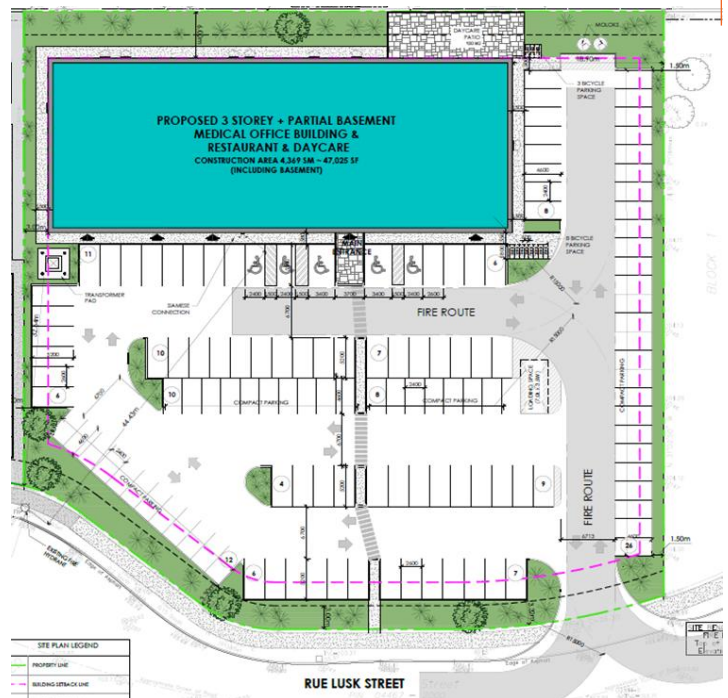
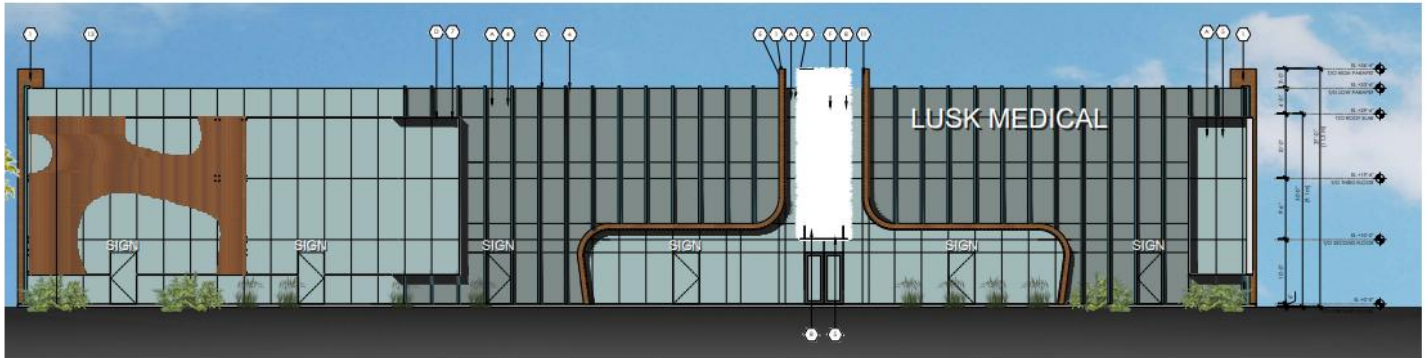


FOR LEASE

120 Lusk Street, Nepean ON



Medical & Professional Building for Retail & Office Use

BEN ZUNDER Vice President | Sales Representative
613.913.8858 | bzunder@cdnglobal.com

PHILIP ZUNDER President | Broker of Record
613.725.7170 | pzunder@cdnglobal.com

CDN GLOBAL (OTTAWA) LTD.

1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6
www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY DETAILS



THE OFFERING

CDNGLOBAL Ottawa is pleased to present the opportunity to lease office or retail space in a brand-new medical and professional building in Nepean's Barrhaven West.

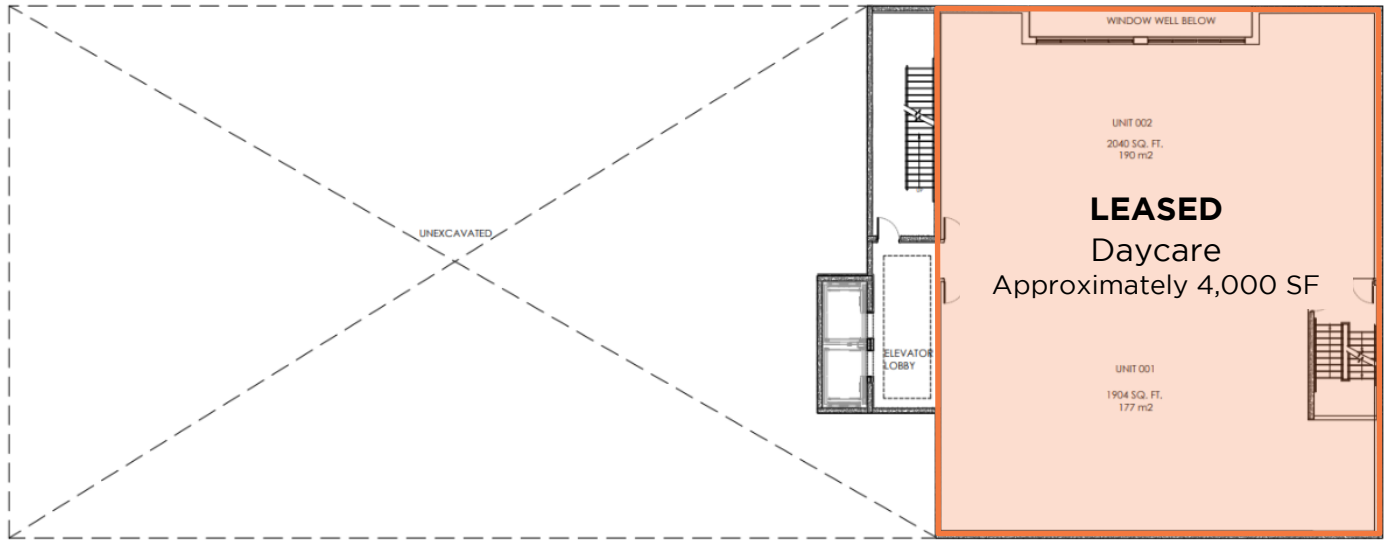
"Lusk Tower", located at 120 Lusk Street, is a three (3) storey medical and professional office building with retail or restaurant potential on the ground floor. Lower-level space is also available to rent. The minimum divisibility for office space is approximately 1,000 sq. ft.

Conveniently located at the intersection of Strandherd Drive and Fallowfield Road, next to the 416 Fallowfield exit, Costco, Amazon, and multiple retail businesses.

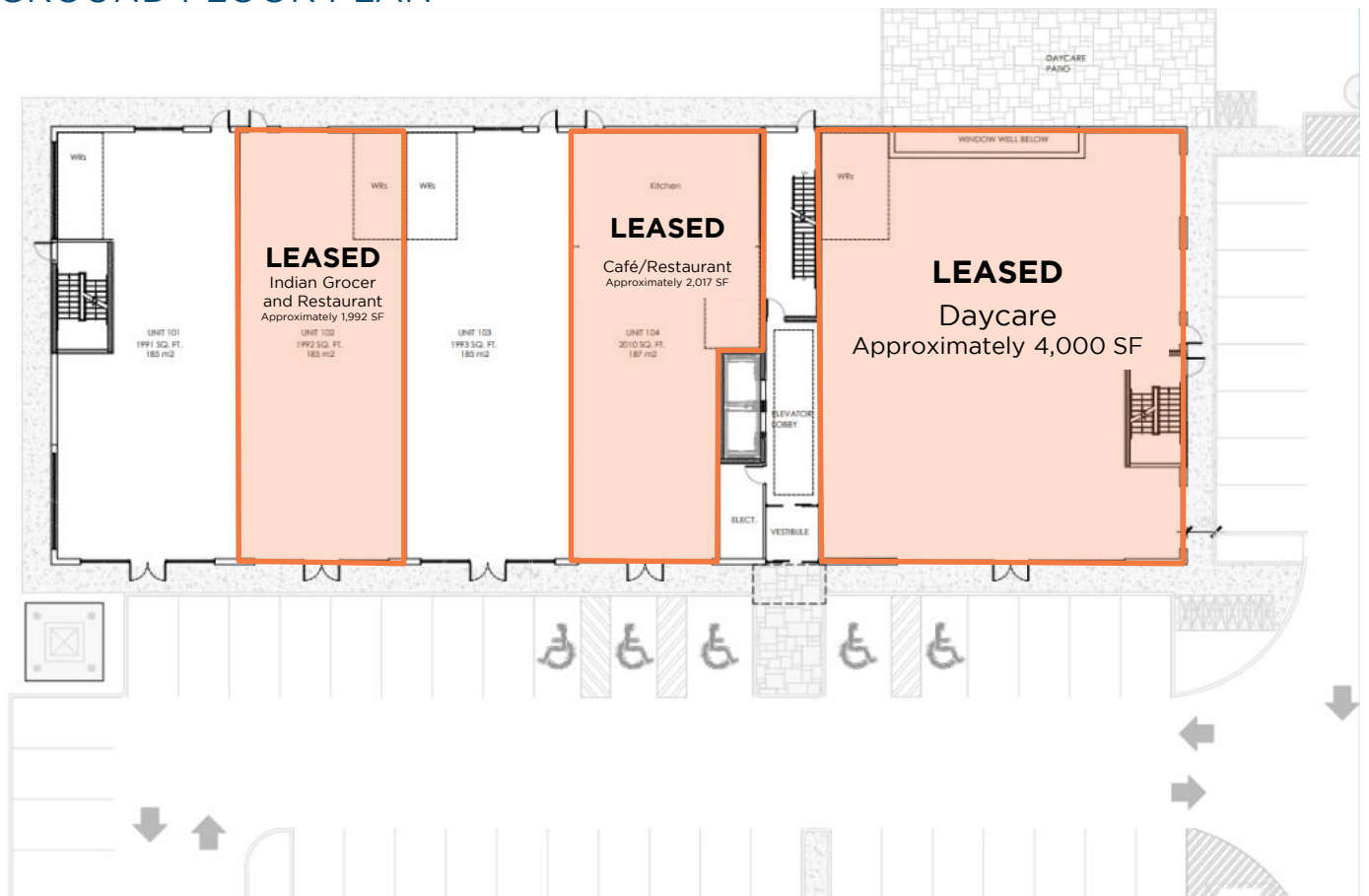
ADDRESS	120 Lusk Street, Nepean ON, K2J 6S5
LOT SIZE	64,852 sq. ft. (1.489 ac)
BUILDING SIZE:	47,025 sq. ft.
NET RENTAL RATE:	Office: \$26.00 per sq. ft. Retail: \$40.00 per sq. ft. Lower Level: \$16.00 per sq. ft.
OPERATING COSTS:	\$14.00 per sq. ft.
POSESSION DATE	Anticipated completion in late 2025 or early 2026

FLOORPLANS

BASEMENT FLOOR PLAN

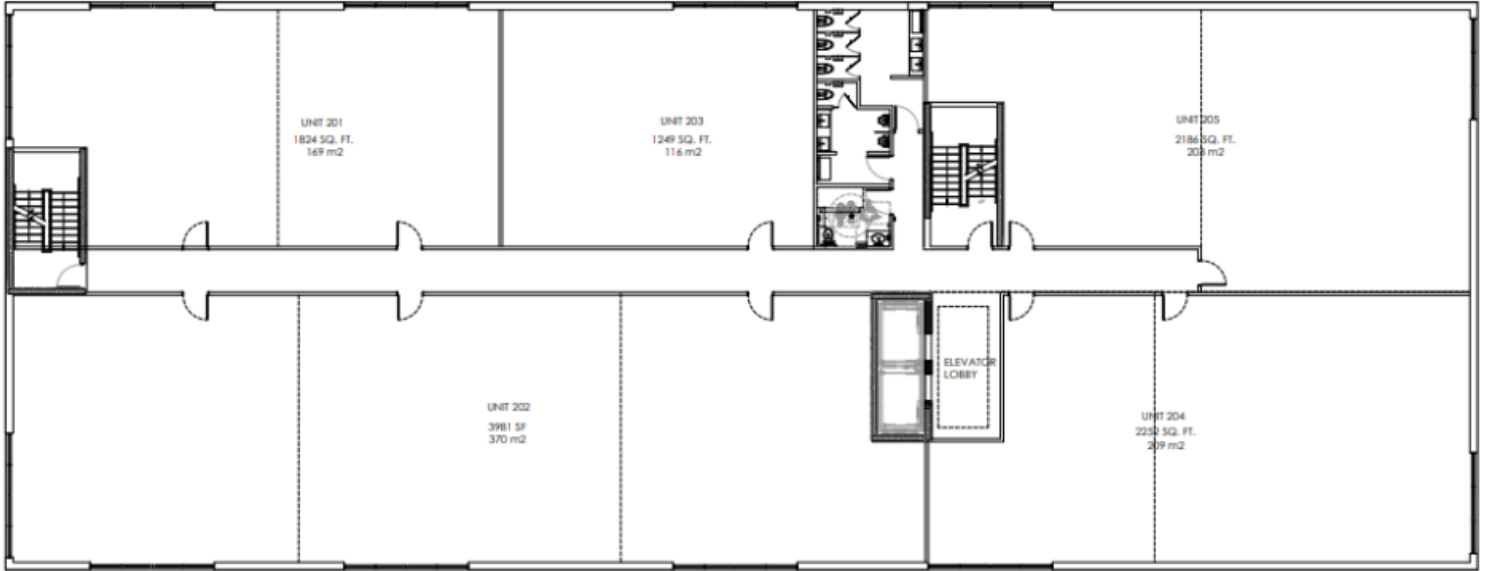


GROUND FLOOR PLAN

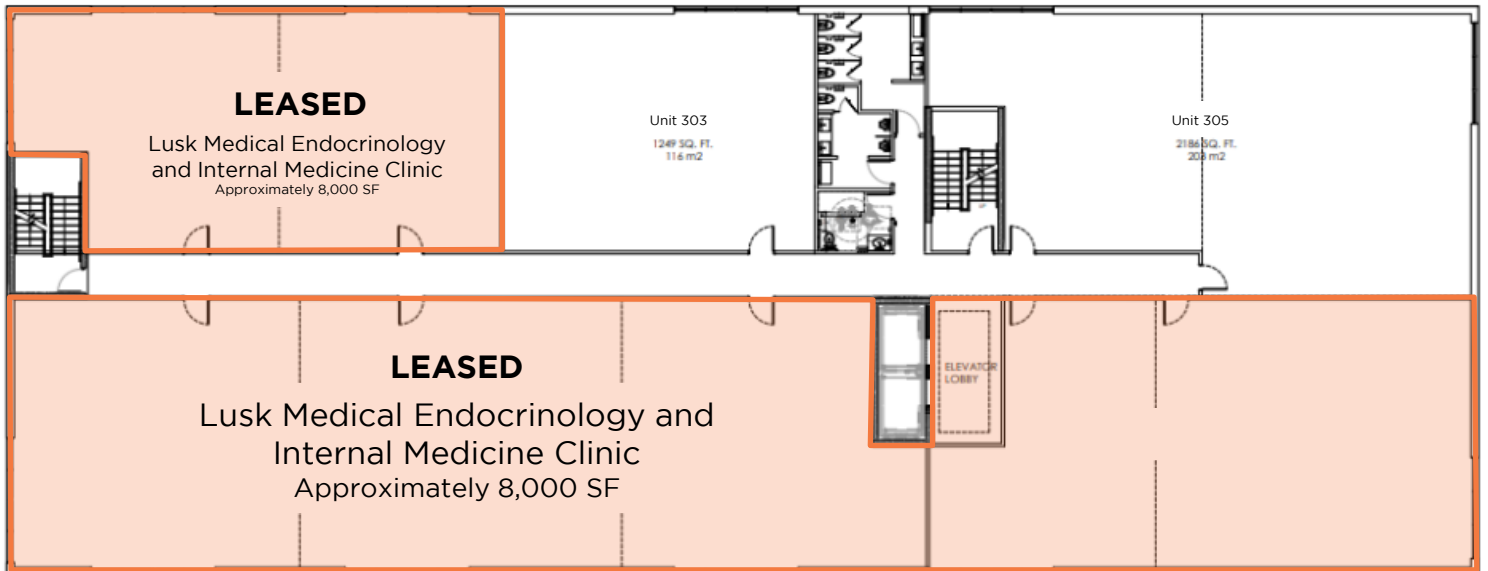


FLOORPLANS

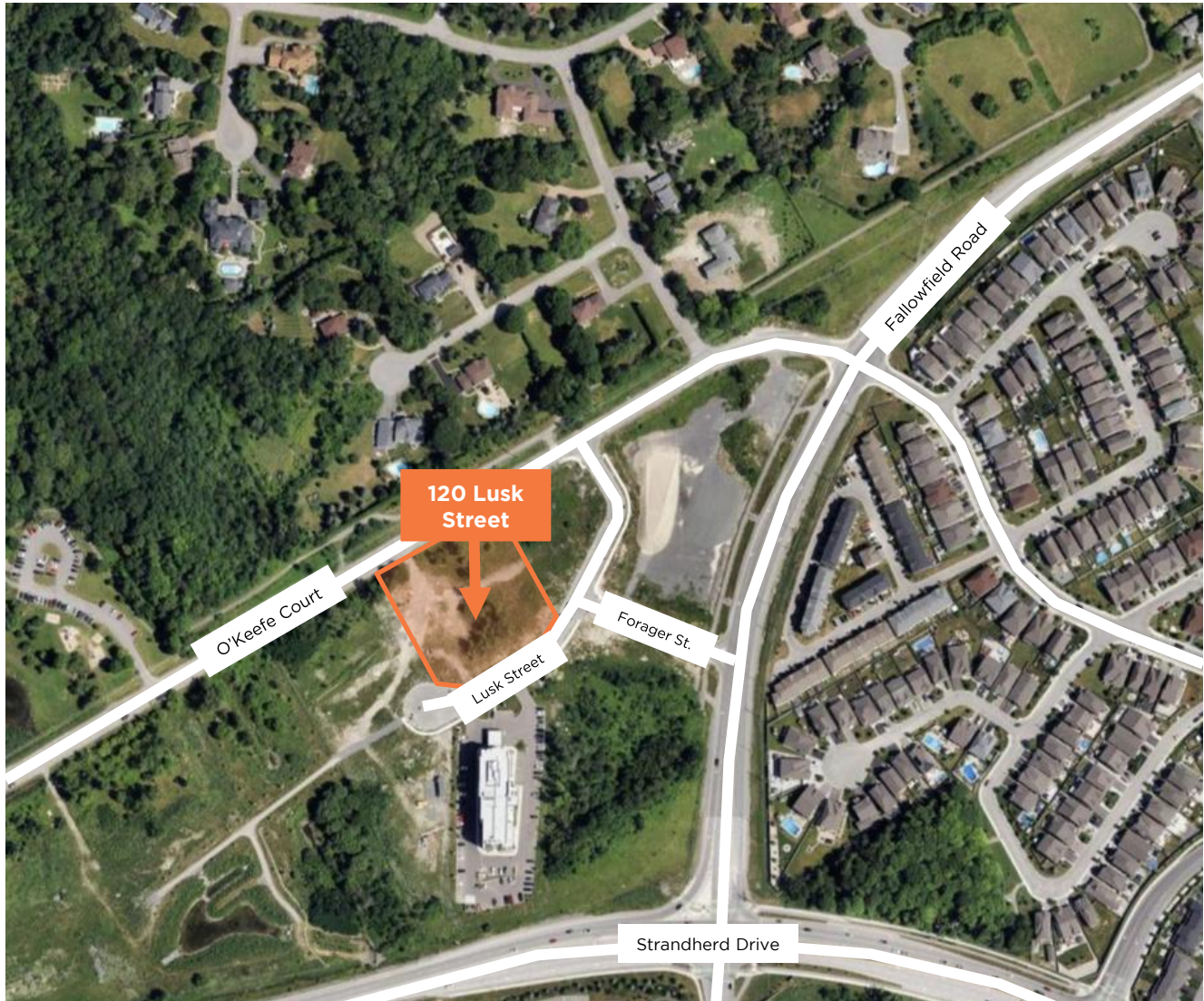
SECOND FLOOR PLAN



THIRD FLOOR PLAN



LOCATION



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