

**FOR LEASE**

**CDNGLOBAL<sup>®</sup>**



**265 Centrum Blvd.**

**OTTAWA, ON**



# LEASE DETAILS

TOTAL SQ.FT. AVAILABLE                      Approx. 11,430 sq.ft. rentable

ASKING RENT                                      \$15.00 per sq.ft. net

OPERATING COSTS TAXES & UTILITIES                      \$10.00 per sq.ft. for the year ending Dec. 31, 2023

SITE AREA                                      96,562.94 sq.ft. or 2.21 Acres

PARKING                                      Approx. 116 parking spaces

AVAILABILITY                                      To be arranged

TERM                                      2 - 5 Years

ZONING                                      MC14 [1520] S152



# PROPERTY DETAILS

Approx. 8,405 usable sq.ft. (11,430 sq. ft. rentable) available for lease, previously a YMCA. Property features a large (common) reception area in lobby, large rectangular pool and a smaller shallow pool with water feature, an upper deck viewing area, an equipment room and an office with access to 3 changing rooms (male & female change rooms equipped with several showers, toilets, vanities, numerous lockers and a dry sauna in each; wheelchair accessible change rooms/showers/lockers on the ground floor). High Ceilings with clear column span 21 ft. up to 25 ft. throughout most of the space and can be potentially fit with another entryway. Plenty of parking in the lot, street parking and public transit stop less than a 2 min walk away. 6 public schools and 5 catholic schools serve this locations with 2 private schools nearby. 4 outdoor playgrounds & 3 baseball diamonds are within a 20 min walk from this property. Zoned Mixed Use, perfect for fitness centre, community centre, museum, recreational facility, theatre and more!!

New A/C unit and heating installed specific to the space. If pool not needed, Landlord would install flooring. TI Negotiable.





## PROPERTY HIGHLIGHTS

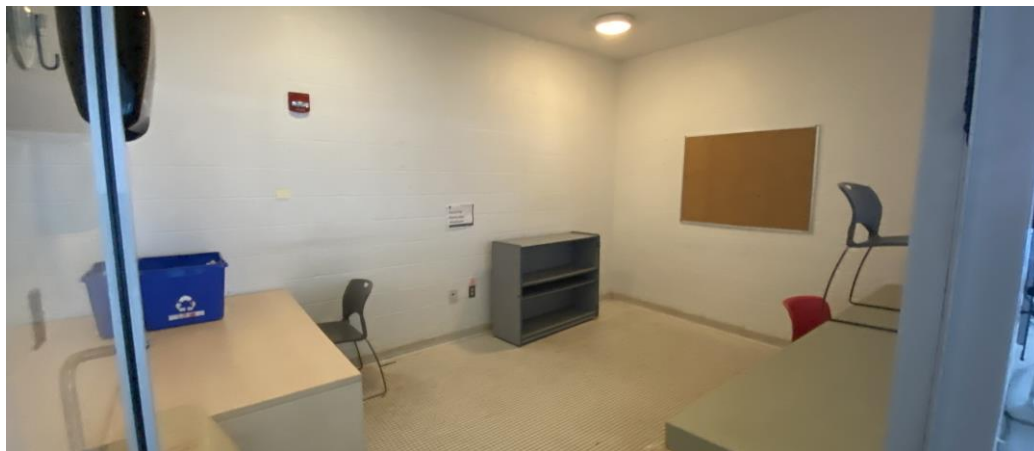
- Large rectangular pool and smaller shallow pool with fountain feature
- Large reception area in lobby and 2<sup>nd</sup> level viewing area
- Common access to male and female showers and changing rooms
- Numerous lockers and two (2) Dry Saunas
- Wheelchair Accessible change rooms and shower facility
- High ceilings of 21' up to 25'10" with clear column span
- Utilities, CAM and Property Taxes included in estimated Operating Costs

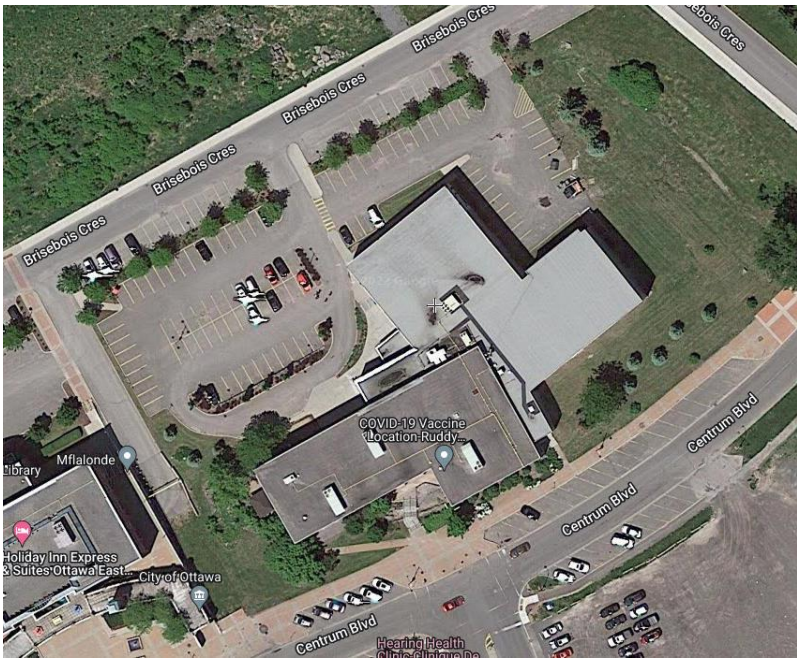




# DEMOGRAPHICS

Radius	2 Kms	5 Kms	10 Kms
Population (2022)	27,890	118,125	214,474
Population (2027)	30,049	128,866	233,343
Population (2032)	32,595	140,624	253,919
Projected Annual Growth 2022-2032	1.7%	1.9%	1.8%
Median Age	44.4	40.8	40.2
Average Household Income	\$114,909	\$126,683	\$118,134





## PROPERTY MEASUREMENTS

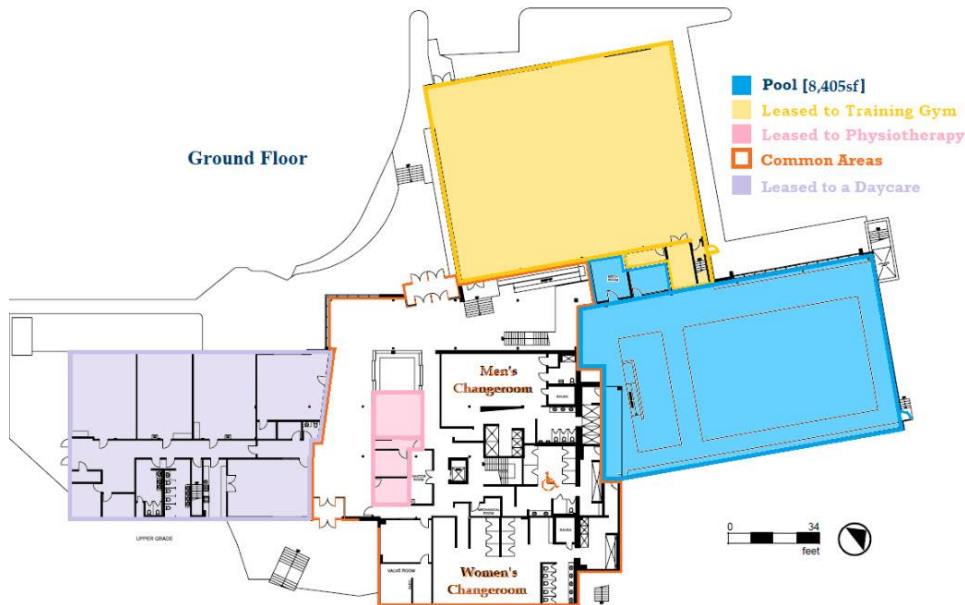
### FLOOR 01 – Approximate Reallocated Rentable Areas

- Gym: 8,973 sq.ft. **LEASED**
- Pool: 8,405 sq.ft. (11,430 sq.ft. rentable)
- Offices: 842 sq.ft. **LEASED**

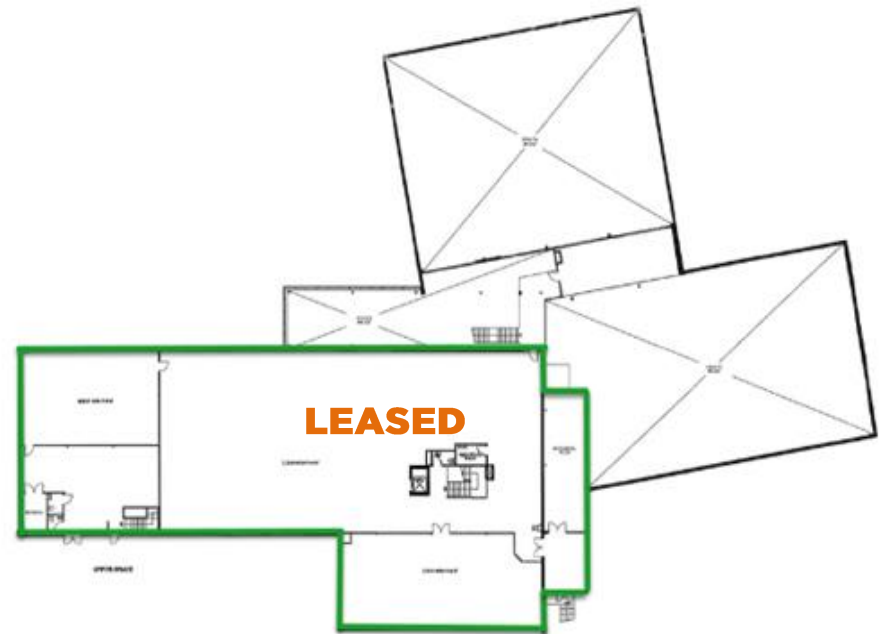
### FLOOR 02 – Approximate Rentable Area

- Gymnasium: 17,894.27 sq.ft. **LEASED**

## FLOOR 01

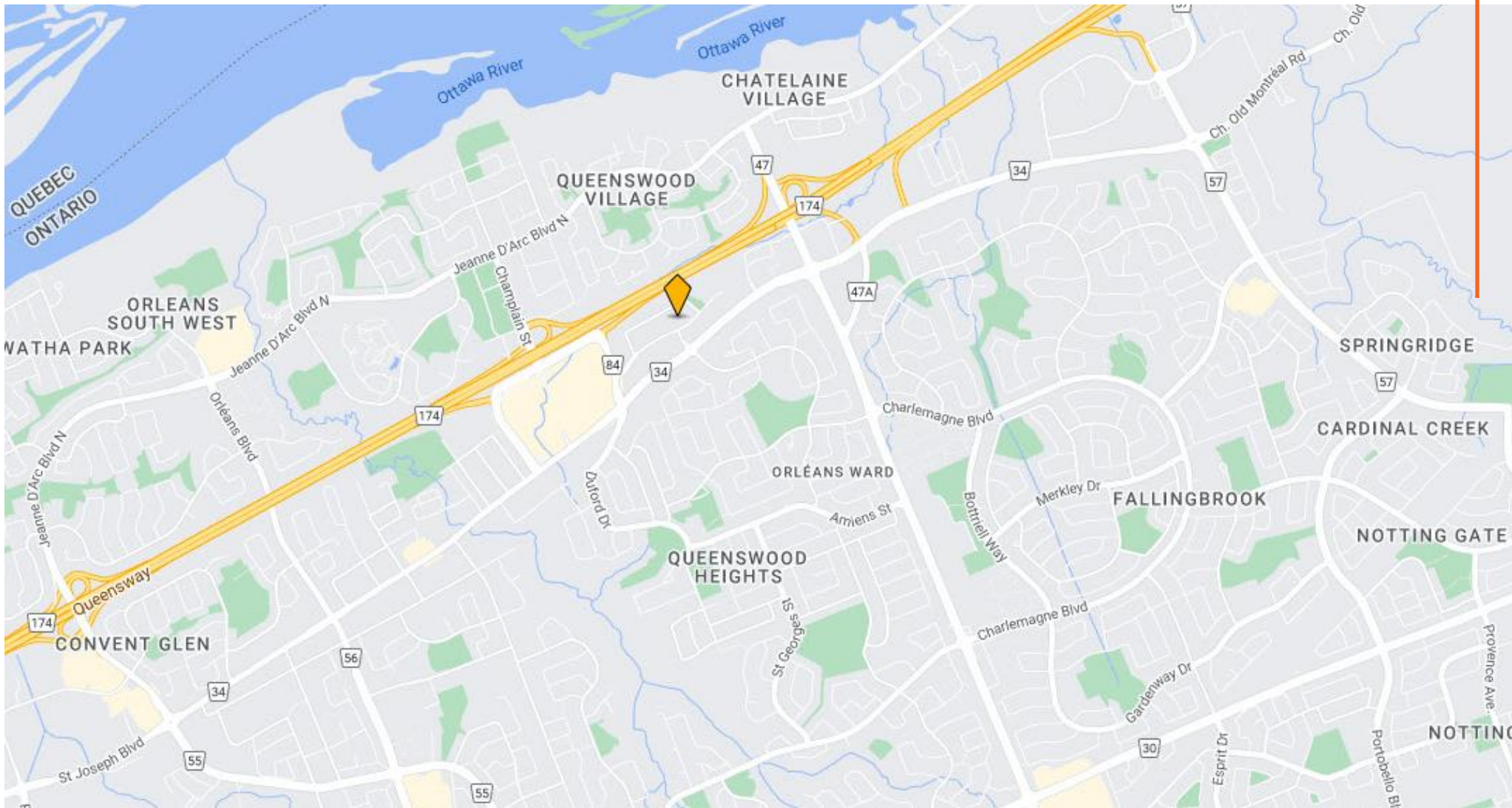


## FLOOR 02





# LOCATION



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