

FOR LEASE

CDNGLOBAL<sup>®</sup>



LUSK TOWER

**120 LUSK STREET | NEPEAN, ON**

MEDICAL & PROFESSIONAL BUILDING FOR RETAIL & OFFICE USE

# PROPERTY OVERVIEW

|                         |  |
|-------------------------|--|
| <b>ADDRESS:</b>         | 120 Lusk Street, Nepean ON, K2J 6S5  |
| <b>POSSESSION DATE:</b> | Anticipated completion in 2025   |
| <b>NUMBER OF UNITS:</b> | TBD  |
| <b>ZONING:</b>          | IP(2265)H  |
| <b>LOT SIZE</b>         | 64,852 sq. ft. (1.489 ac)  |
| <b>BUILDING SIZE:</b>   | 47,025 sq. ft.   |
| <b>NET RENTAL RATE:</b> | Office: \$26.00 per sq. ft.<br>Retail: \$40.00 per sq. ft.<br>Lower Level: \$16.00 per sq. ft. |
| <b>OPERATING COSTS:</b> | \$14.00 per sq. ft.  |



## PROPERTY DETAILS

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 offices and retail space is approximately 1,000 sq. ft.

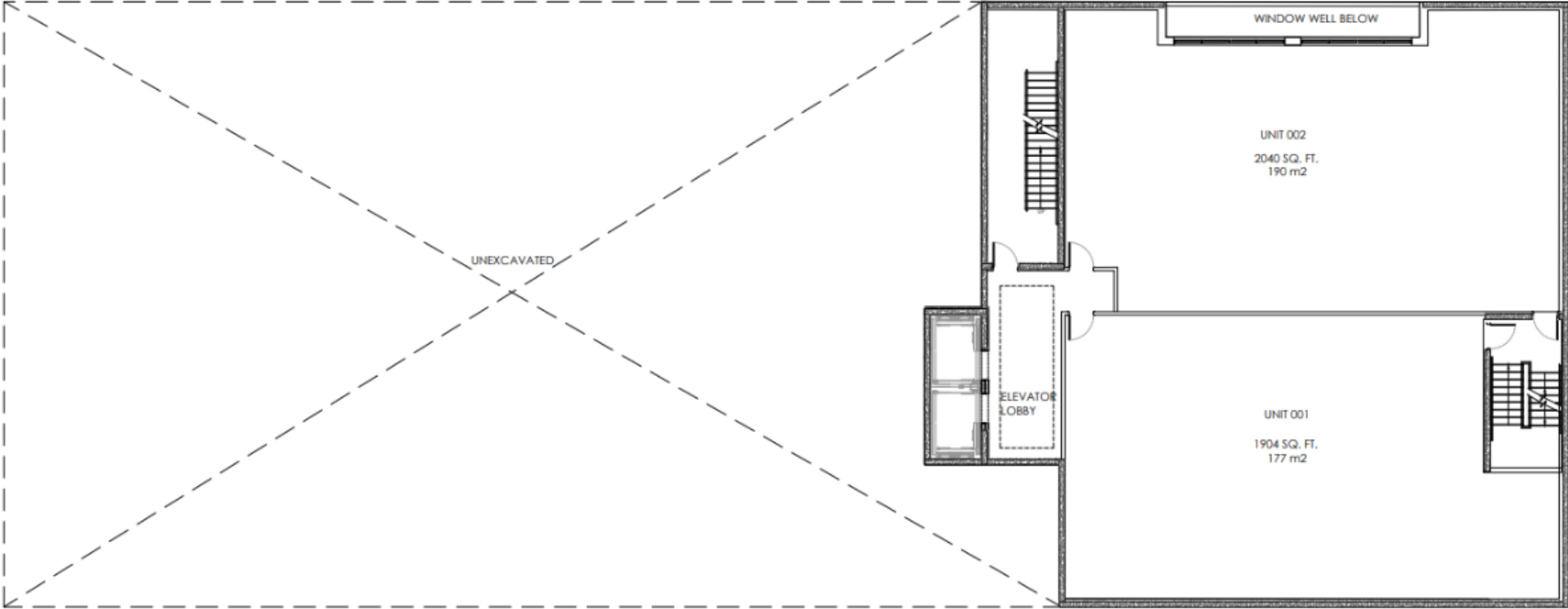
Conveniently located at the intersection of Strandherd Drive and Fallowfield Road, next to the 416 Fallowfield exit, Costco, Amazon, and multiple retail businesses. Anticipated possession date is early 2025.

## DEMOGRAPHICS

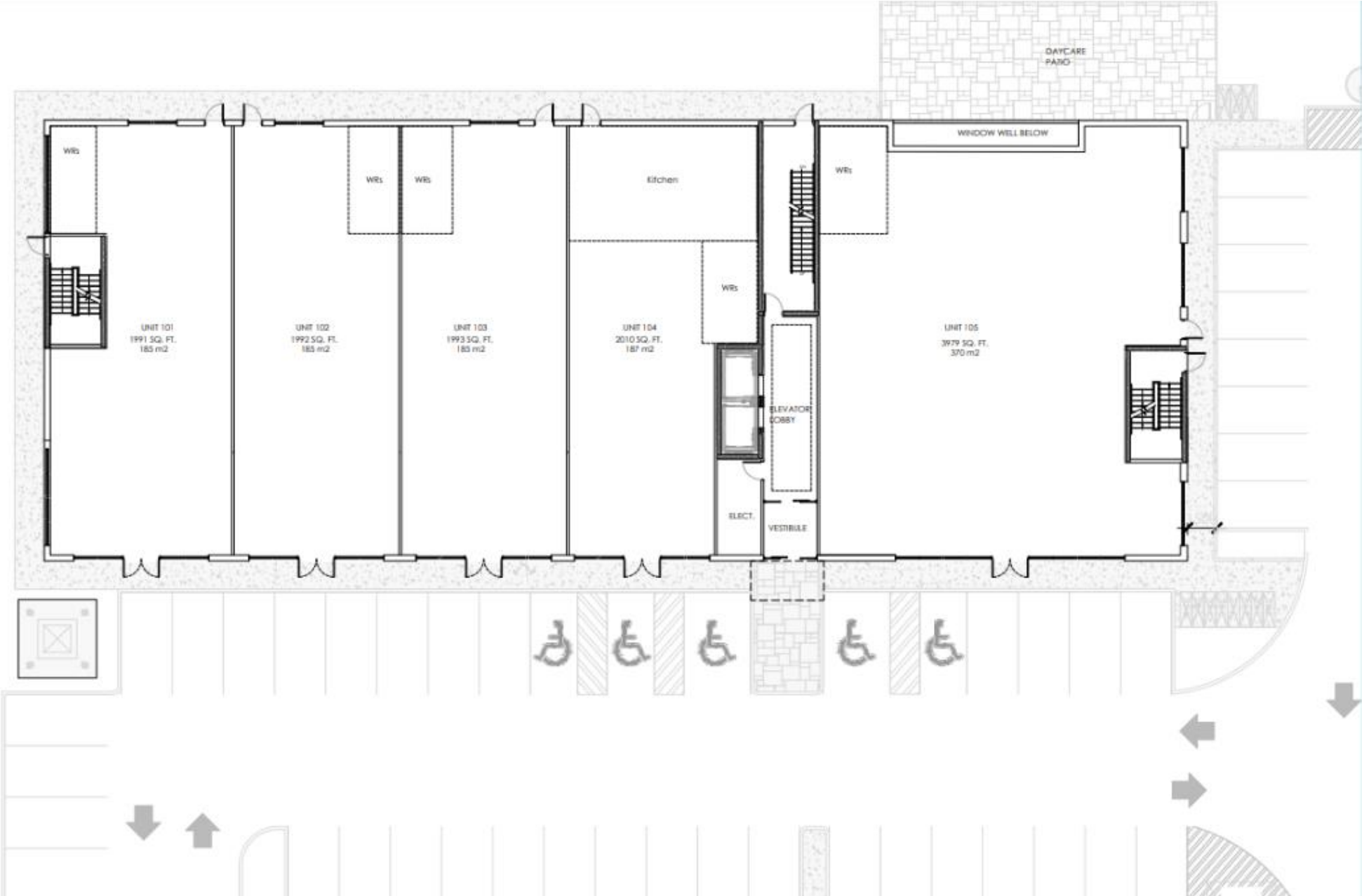
| Radius                            | 2 KM      | 5 KM      | 10 KM     |
|-----------------------------------|-----------|-----------|-----------|
| Population (2023)                 | 11,004    | 73,592    | 306,776   |
| Population (2028)                 | 12,777    | 86,664    | 352,507   |
| Population (2033)                 | 14,378    | 98,314    | 393,168   |
| Projected Annual Growth 2023-2028 | 3.2%      | 3.6%      | 3.0%      |
| Median Age                        | 39        | 36.9      | 38.7      |
| Average Household Income          | \$163,219 | \$133,677 | \$125,492 |



# SAMPLE BASEMENT FLOORPLAN



# SAMPLE GROUND FLOORPLAN



# SAMPLE 2<sup>ND</sup>/3<sup>RD</sup> FLOORPLAN

