FOR LEASE

CDNGLOBAL[®]



120 LUSK STREET | NEPEAN, ON

MEDICAL & PROFESSIONAL BUILDING FOR RETAIL & OFFICE USE

PROPERTY **OVERVIEW**

ADDRESS:	120 Lusk Street, Nepean ON, K2J 6S5		
POSSESSION DATE:	Anticipated completion in 2025		
NUMBER OF UNITS:	TBD		
ZONING:	IP(2265)H		
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.		





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.

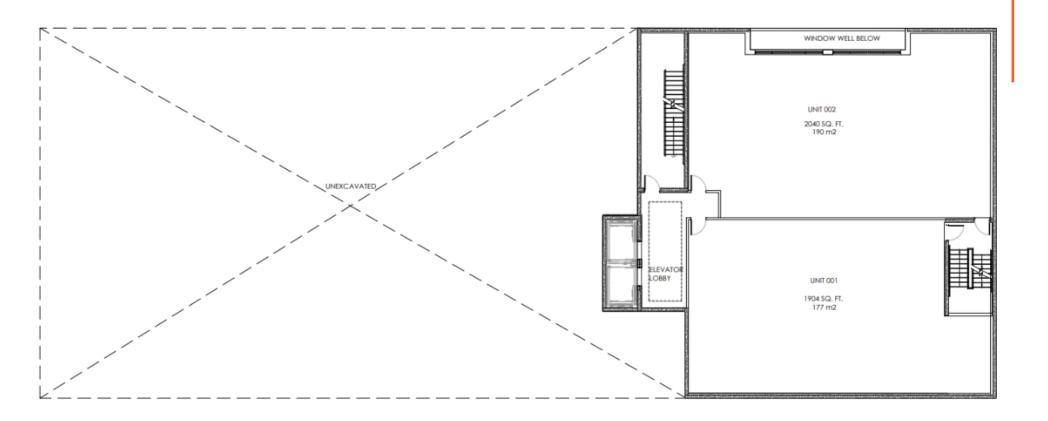
"Lusk Tower", located at 120 Lusk Street, is a three (3) storey medical and professional office building with retail or restaurant potential on the ground floor. Lower-level space is also available to rent. The minimum divisibility for offices and retail space is approximately 1,000 sq. ft.

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.

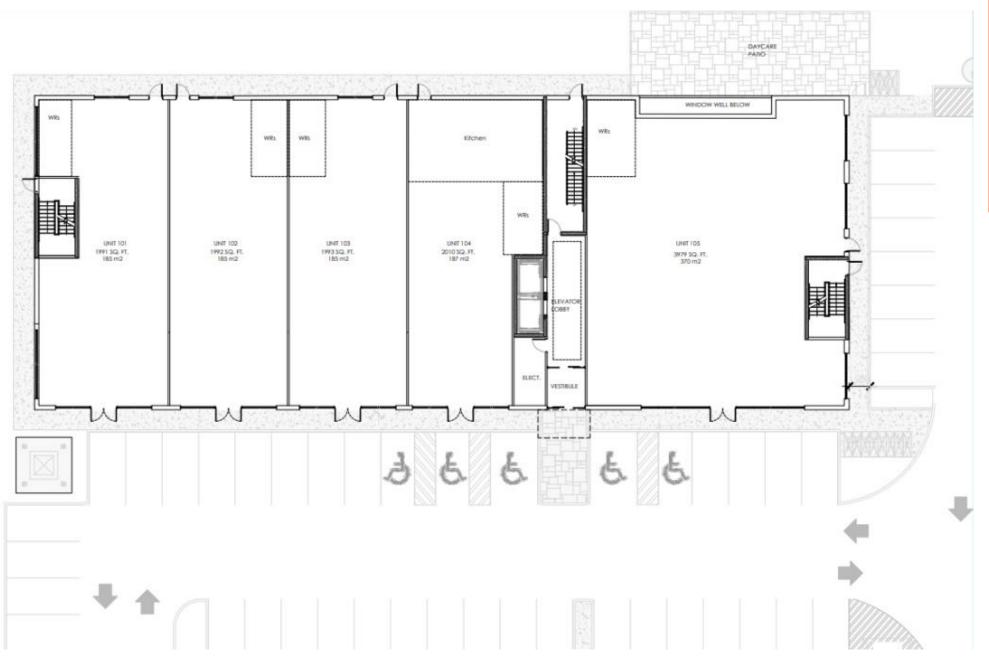
DEMOGRAPHICS

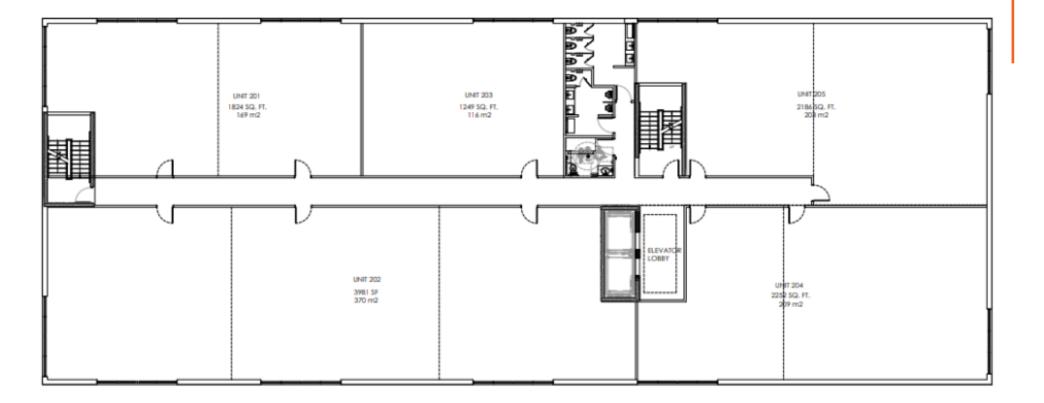
Radius	2 KM	5 KM	10 KM
Population (2023)	11,004	73,592	306,776
Population (2028)	12,777	86,664	352,507
Population (2033)	14,378	98,314	393,168
Projected Annual Growth 2023-2028	3.2%	3.6%	3.0%
Median Age	39	36.9	38.7
Average Household Income	\$163,219	\$133,677	\$125,492

SAMPLE BASEMENT FLOORPLAN

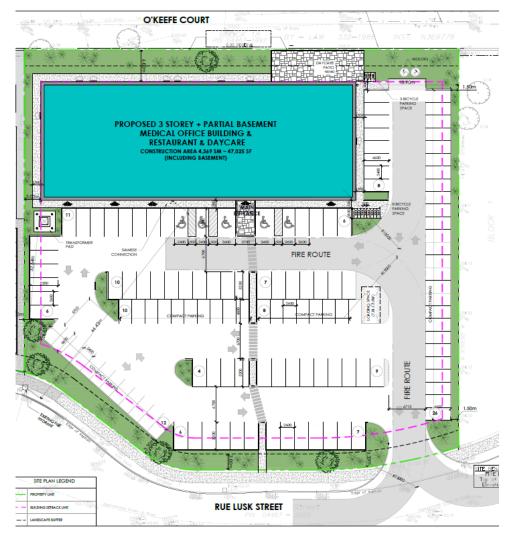


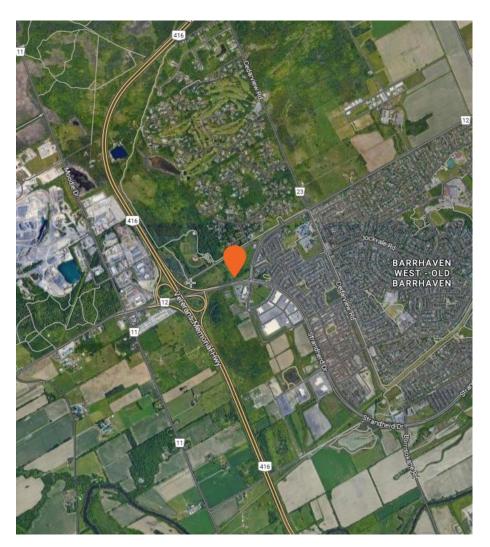
SAMPLE GROUND FLOORPLAN





SITE PLAN & LOCATION





CDNGLOBAL[®]

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