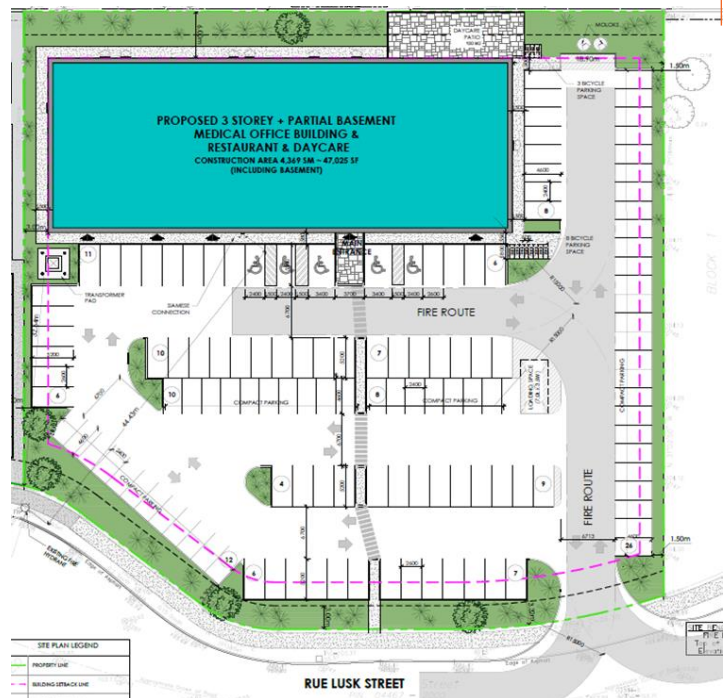
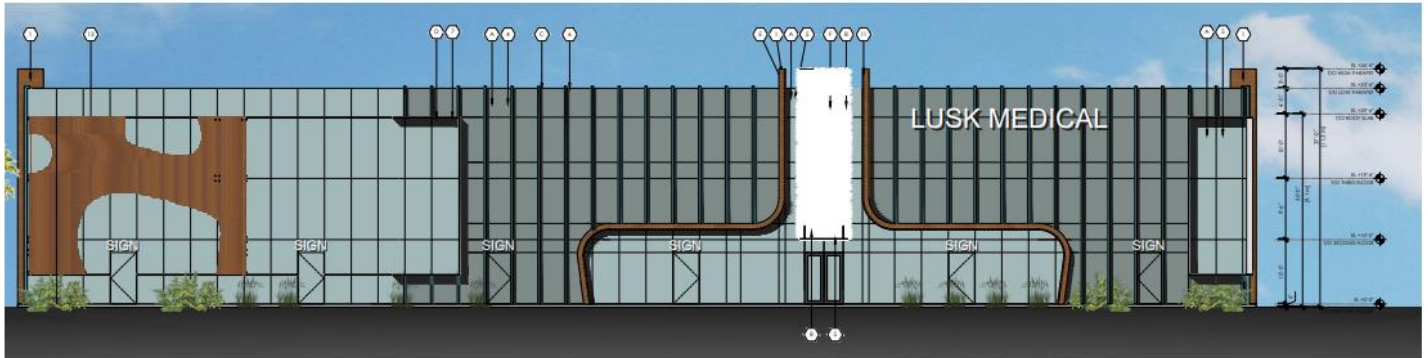


# FOR LEASE

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](http://www.cdnglobal.com)

**CDNGLOBAL**<sup>®</sup>  
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.

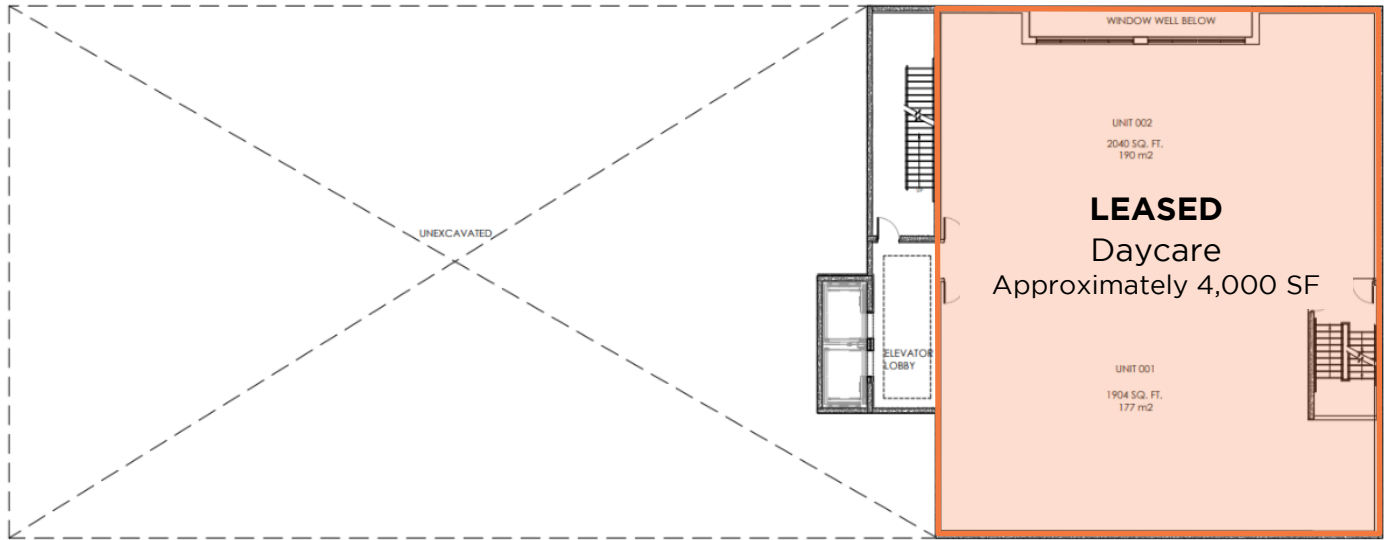
"Lusk Tower", located at 120 Lusk Street, is a three (3) storey medical and professional office building with retail or restaurant potential on the ground floor. Lower-level space is also available to rent. The minimum divisibility for office space is approximately 1,000 sq. ft.

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

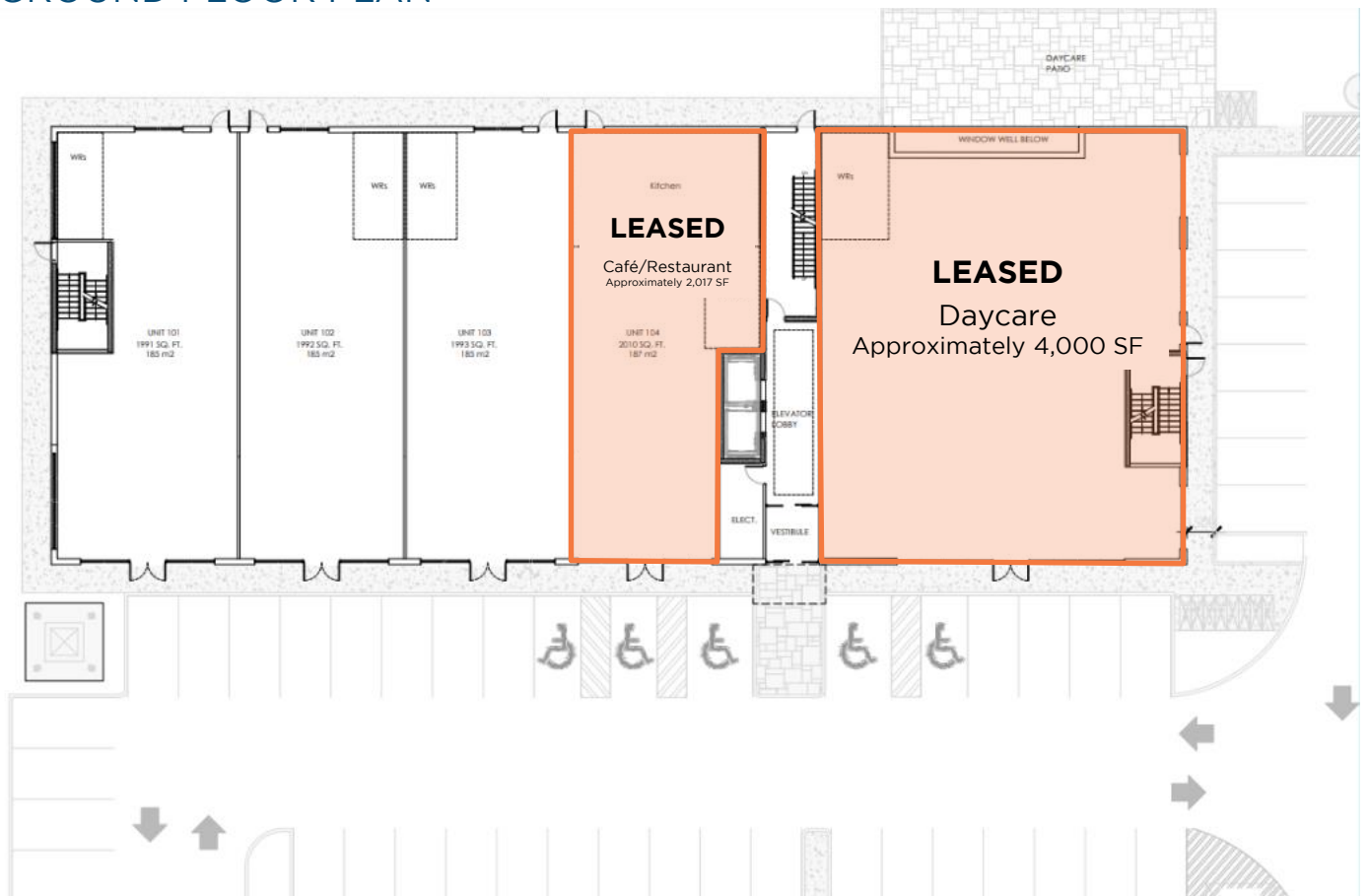
ADDRESS	120 Lusk Street, Nepean ON, K2J 6S5
LOT SIZE	64,852 sq. ft. (1.489 ac)
BUILDING SIZE:	47,025 sq. ft.
NET RENTAL RATE:	Office: \$26.00 per sq. ft. Retail: \$40.00 per sq. ft. Lower Level: \$16.00 per sq. ft.
OPERATING COSTS:	\$14.00 per sq. ft.
POSESSION DATE	Anticipated completion in late 2025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

# FLOORPLANS

## BASEMENT FLOOR PLAN

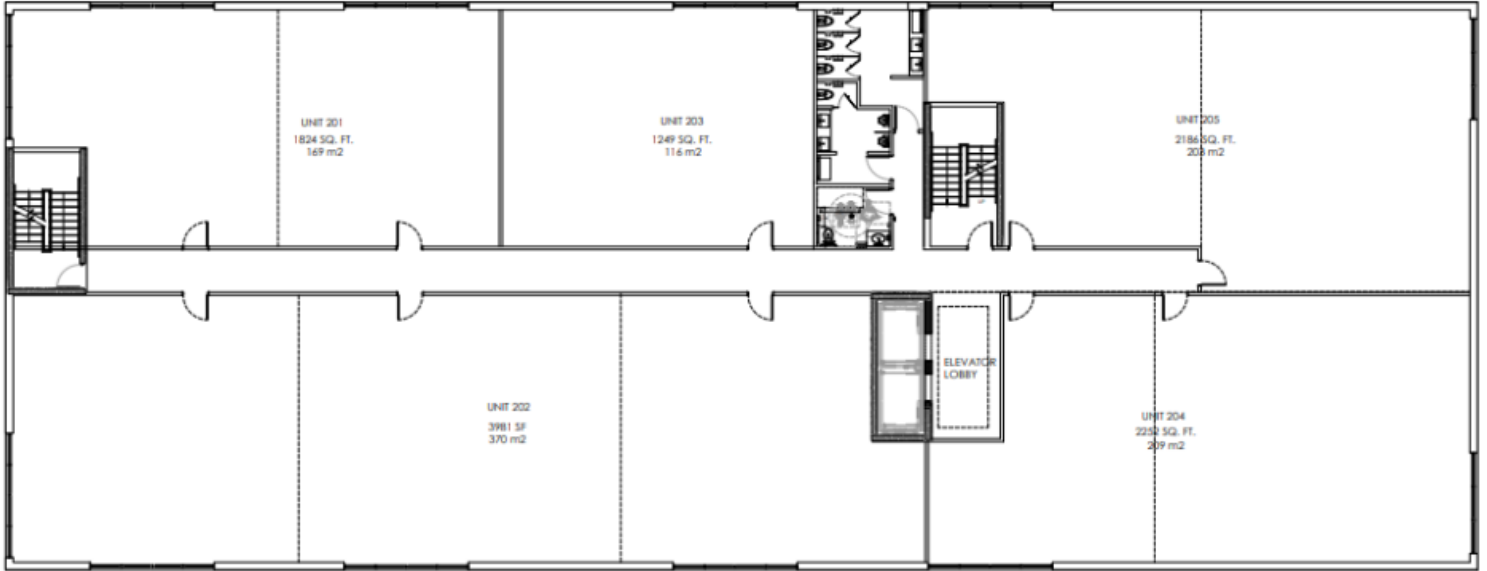


## GROUND FLOOR PLAN

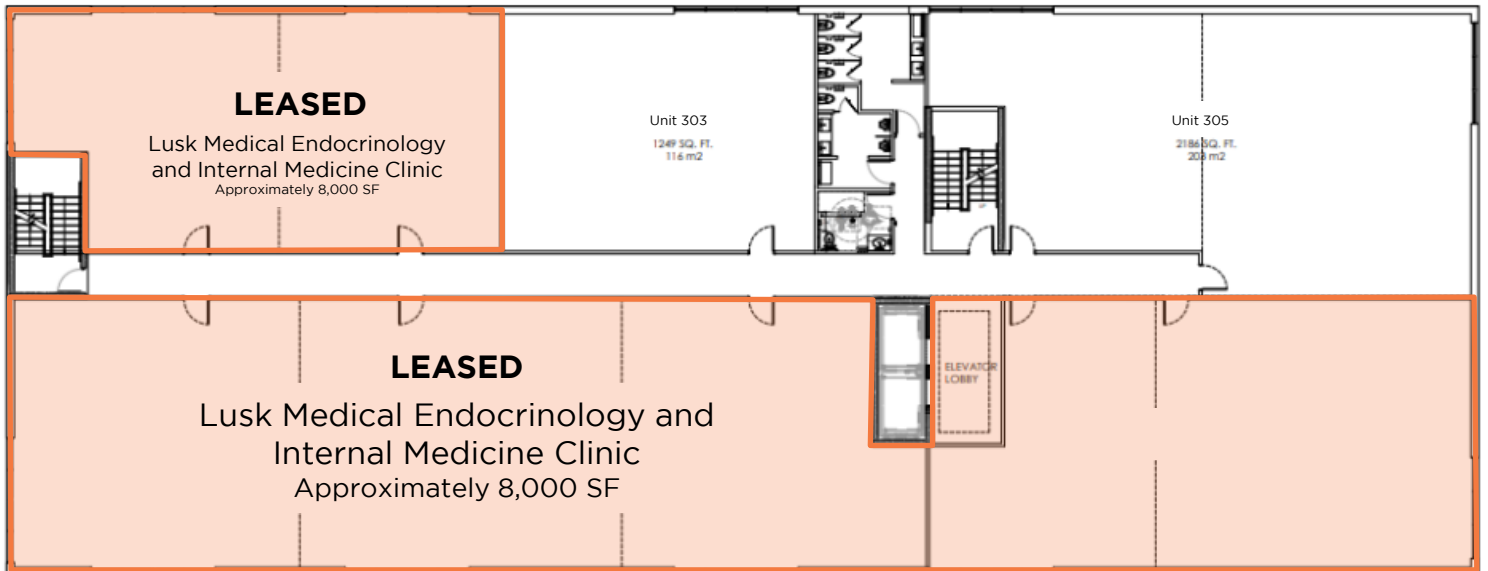


# FLOORPLANS

## SECOND FLOOR PLAN



## THIRD FLOOR PLAN



# LOCATION



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