



REAL ESTATE
BROKERAGE

RETAIL
SPACE

1000 Wellington Street Unit 101 THE EDDY - LEEDS Platinum Building!



FOR LEASE

Excellent RETAIL OPPORTUNITY!

Great Street exposure in Hintonburg, Ottawa.

EXCLUSIVE LISTING AGENT

Cheryl Kardish-Levitan
Broker
C: 613-276-1652

cherylkl@clvgroup.com
www.clvrealty.com
T: 613-604-0608



613-728-2000
www.clvrealty.com

Information furnished regarding this property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof.



REAL ESTATE BROKERAGE

1000 Wellington Avenue Unit 101, OTTAWA, ON
COMMERCIAL RETAIL CONDOMINIUM

PROPERTY INFORMATION (FOR LEASE)

NET RENT

\$35.00 per square foot

\$16.96 Operating Costs/ 2019

LEASE TERM

5-10 Years

LEASABLE AREA

3,408 square feet

ZONING

TM 11 - Traditional Mainstream

PARKING

2 underground parking spaces at \$100.00 per month each plus HST.



PROPERTY DESCRIPTION

THE EDDY An Exciting Retail Opportunity! In trendy Hintonburg Neighbourhood! Unique mix of cafe's, restaurants, retail and residential. Ideally situated near the Bayview Transit way which will benefit residents and shoppers. Zoning TM - Traditional mainstream. Features fully automated underground parking, first for Ottawa! Busy pedestrian and vehicular traffic and across the street from the LCBO! Great Exposure along Wellington and Irving. Café Les Moulins Lafayette - Now Open!

Electrical Service: 100 amp 347/600 VOLT

HVAC: 3.5 ton ground source geothermal heat pump- / heat/air/venting

Gas and water to building

Washroom: 2 piece water closet.

WHAT'S NEAR BY?

Parliament Hill – 10 Minutes
National Arts Centre – 10 Minutes
Canadian Museum of Civilization – 10 Minutes
Canadian Museum of Nature – 10 Minutes
Ottawa Congress Centre – 15 Minutes
Rideau Centre – 15 Minutes

Casino Lac-Leamy – 10 minutes
Lansdowne Park – 15 minutes
Gatineau Park – 10 minutes
Lebreton Flats - 5 minutes

CLV REALTY CORPORATION
Brokerage, Independently Owned and Operated

485 Bank Street, Suite 200
Ottawa, ON K2P 1Z2

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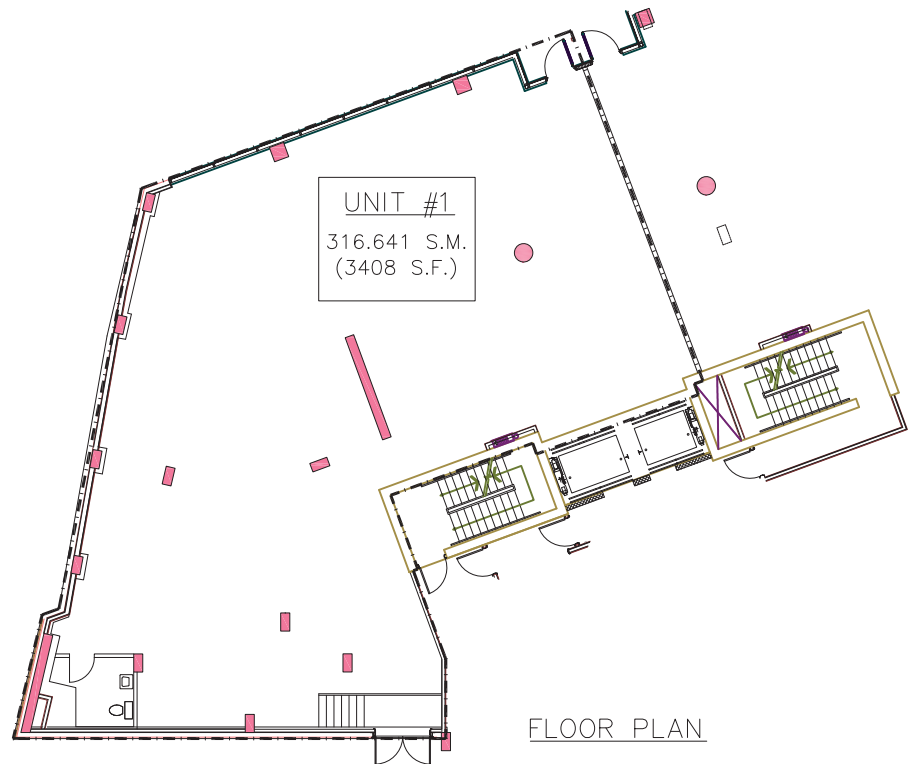


REAL ESTATE BROKERAGE

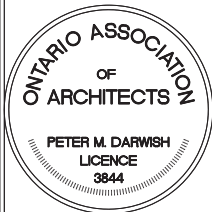
1000 Wellington Avenue Unit 101, OTTAWA, ON
COMMERCIAL RETAIL CONDOMINIUM



LOCATION PLAN



FLOOR PLAN



PETER DARWISH ARCHITECT
10 Castlethorpe Crescent
Nepean, Ontario K2D 5P5
Tel/Fax: (613) 226-6874

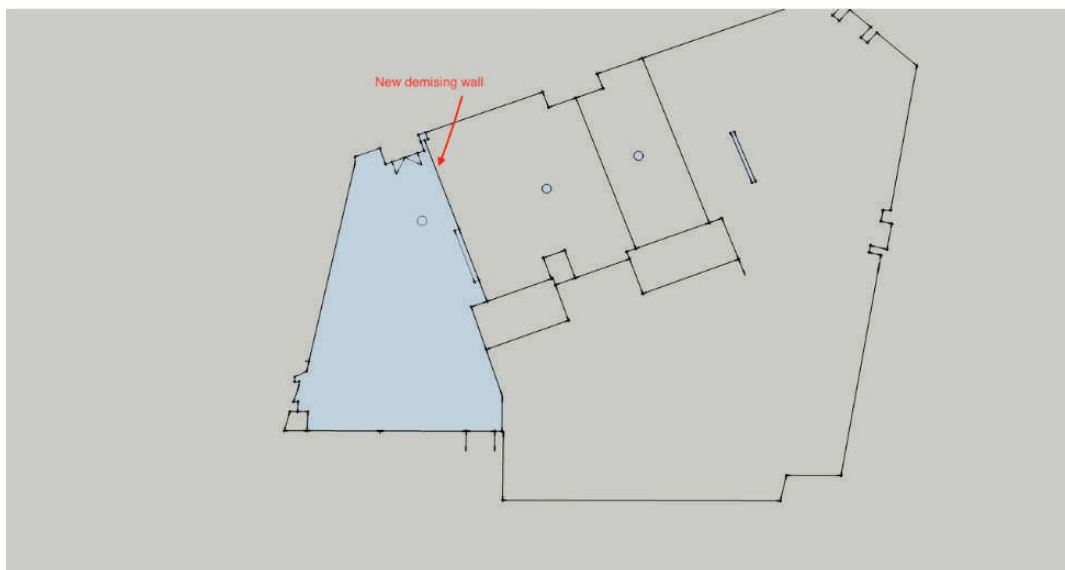
CONTRACTOR TO CHECK AND VERIFY ALL PROJECT
DIMENSIONS, CONDITIONS, AND QUANTITIES.
ALL DISCREPANCIES ARE TO BE BROUGHT TO THE
IMMEDIATE ATTENTION OF THE ARCHITECT.
DO NOT SCALE THIS DRAWING.

Project
COMMERCIAL UNIT #1
1000 WELLINGTON STREET
OTTAWA, ONTARIO
MARKLYN MANAGEMENT LTD.

Subject
AREA OF COMMERCIAL UNIT #1

Date	Scale	Drawn By	Checked By
FEB 1/18	1:150	PMD	PMD
Filename 15025A1		Drawing # A1	

Space can be subdivided. Contact listing agent for further details.



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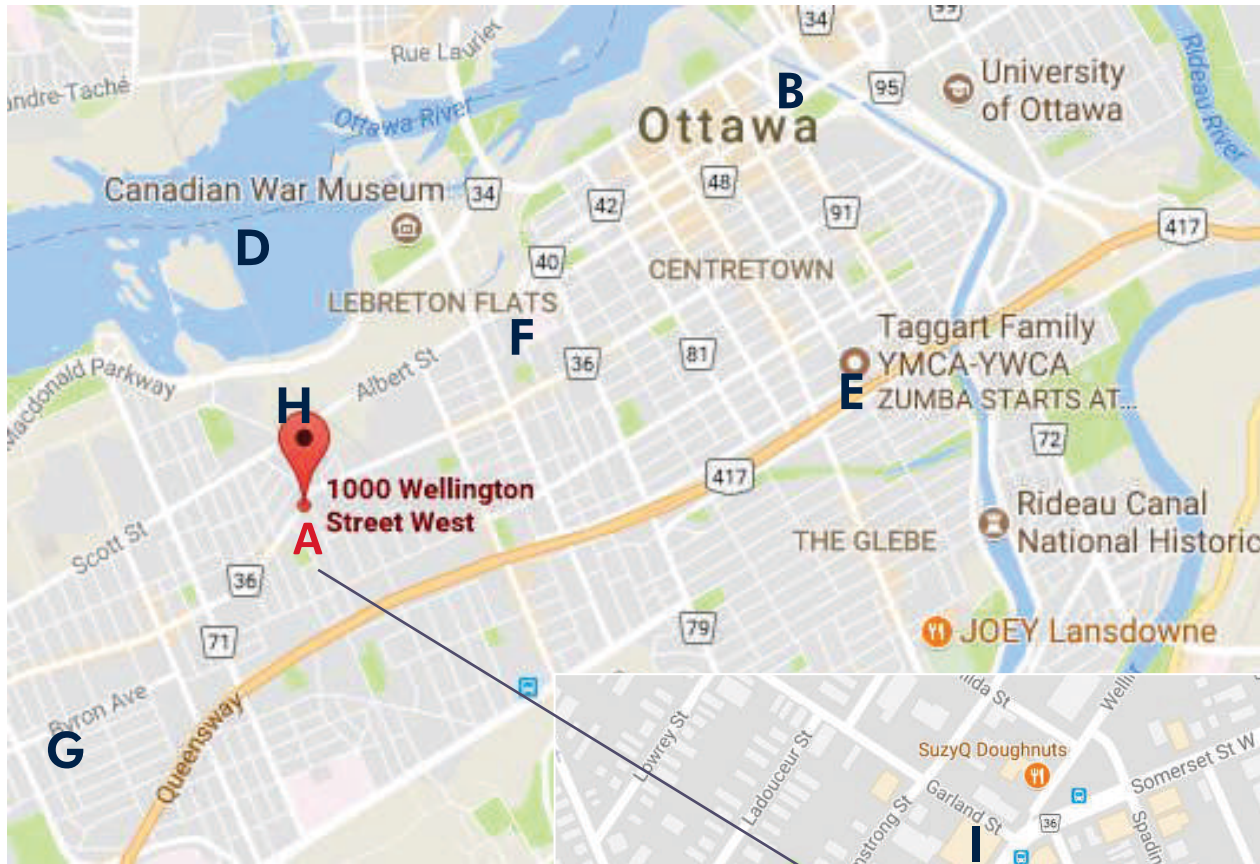
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COMMERCIAL RETAIL CONDOMINIUM



Legend

- A - 1000 Wellington St unit 101
- B - Downtown Ottawa
- C - The Glebe
- D - Ottawa River - towards Hull/ Gatineau
- F - Lebreton Flats
- G - Westboro
- H - Bayview Station LRT
- I - LCBO
- J - Tooth & Nail Brewing Company

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