



FEATURES

- Fantastic commercial opportunity in the heart of Manotick
- Three floors of flexible office/business space
- Over 6,000 SF of prime retail or office space in a prime Manotick location
- Property is set on close to an acre of land with plenty of parking space.
- The office space is set out on three floors
- Each floor has a separate male and female washrooms and kitchenette areas
- The owner will renovate to suit and or divide to suit



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PROPERTY PHOTOS



ROOM DIMENSIONS

First Level: Currently Leased

2 large Dojo areas
Open back room — 16'7" x 37'4"

Second Level:

West Side

Office/Reception — 20'4" x 9"
Interior Office — 10'7" x 8'5"
Office #2 — 13'5" x 8'10"
Office #3 — 13'5" x 13'7"
Office #4 — 17'2" x 13'6"
Back Office — 23'2" x 10'5"

East Side

Kitchen — 13'3" x 10'7"
Conference Room #1 — 18'5" x 12'3"
Conference Room #2 — 23'4" x 13'4"

Third Level:

West Side

Reception — 20'2" x 13'4"
Office #1 — 11'11" x 8'11"
Office #2 — 11'10" x 8'11"
Office #3 — 11'10" x 9'
Board Room — 20'3" x 13'5"

East Side

Small Kitchenette Bank of 3
small offices totaling — 23'2" x 13'
Open Area/Flex Space — 13'11" x 23'3"
Office #4 — 12' x 8'8"
Office #5 — 9'3" x 8'9"
Office #6 12' x 10'10"

*All Measurements to be verified by the Buyer



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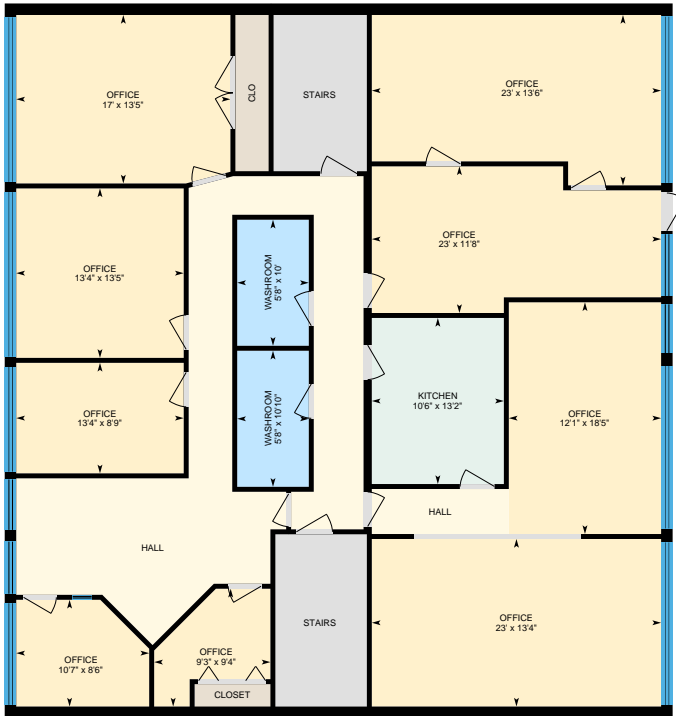
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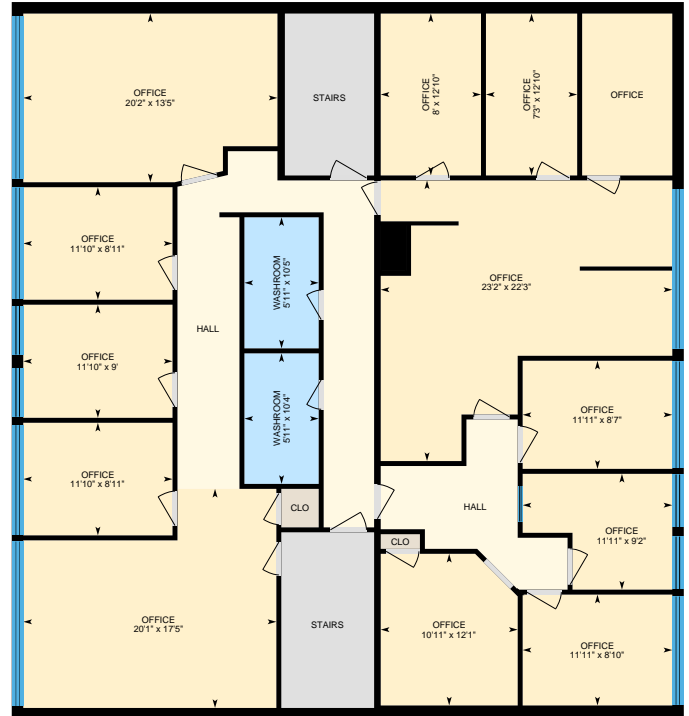
FLOOR PLAN

1165 Beaverwood Rd, Ottawa, ON

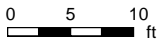
Main Building: Total Exterior Area Above Grade 6046 sq ft



2nd Floor
Exterior Area 3010 sq ft



3rd Floor
Exterior Area 3036 sq ft



PREPARED: Jun, 2019



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AERIAL MAP



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LOCATOR MAP



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