# FOR LEASE

900 Greenbank Road, Unit 2



**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** 



## PROPERTY DETAILS



#### THE OFFERING

Located at the corner of Greenbank Road and Larkin Drive in Barrhaven, this second-floor office space is accessed via a wide staircase. Once inside, you're welcomed by a versatile reception area ready to be tailored to your specific requirements and preferences. Three generously-sized offices border the open area, which is exposed to plenty of natural light from the large north-facing windows. Male and Female bathrooms, accessible via code, ensure convenience for occupants. With ample (unreserved) parking and prime exposure on a bustling, high-traffic road, this space presents an ideal opportunity. Additional Rent includes utilities. Cleaning and light bulbs extra.

ADDRESS 900 Greenbank Road, Unit 2

UNIT AREA 1,051 SF

RENTAL RATE Contact Agent for Details

ADDITIONAL RENT \$19.45 per SF (estimated year ending 2025)

PARKING Ample, on site

AVAILABILITY Immediate

# INTERIOR





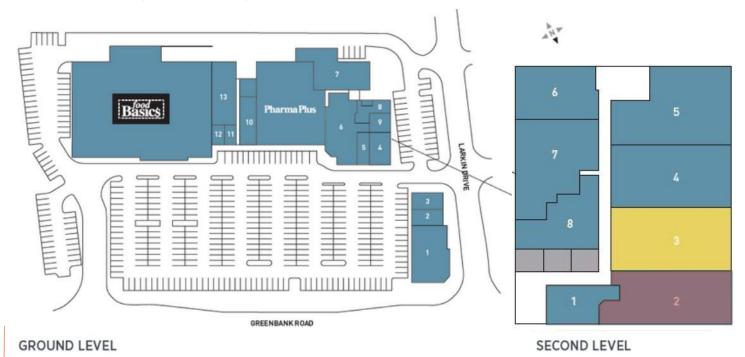






## LOCATION & FLOORPLAN

The Barrhaven Mall is located at the intersection of Larkin Drive and Greenbank Road in Ottawa's south-west community of Barrhaven. The plaza is anchored by Food Basics and has plenty of parking and other amenities within the plaza and nearby.



#### **DEMOGRAPHICS**

Radius	2 KM	5 KM	10 KM
Population (2023)	31,731	101,473	327,272
Population (2028)	36,402	118,058	374,225
Population (2033)	40,505	133,108	416,407
Daytime Population	18,218	63,867	262,177
Median Age	38.7	37.5	38.8
Average Household Income	\$127,797	\$138,257	\$122,271

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or Distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

**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

