

FOR LEASE

900 Greenbank Road, Unit 3



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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. Two 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 3
UNIT AREA	Approximately 1,209 SF
RENTAL RATE	Contact Agent for Details
ADDITIONAL RENT	\$19.45 per SF (estimated year ending 2024)
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

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