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# FOR LEASE 900 Greenbank Road, Unit 3

BUCK ... TWO Plus

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## PROPERTY DETAILS

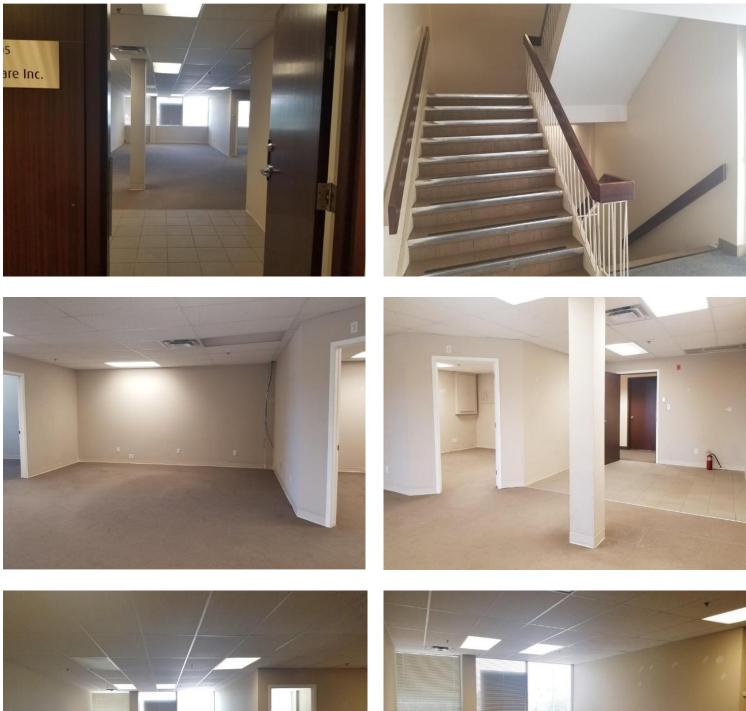


#### THE OFFERING

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 southwest 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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