

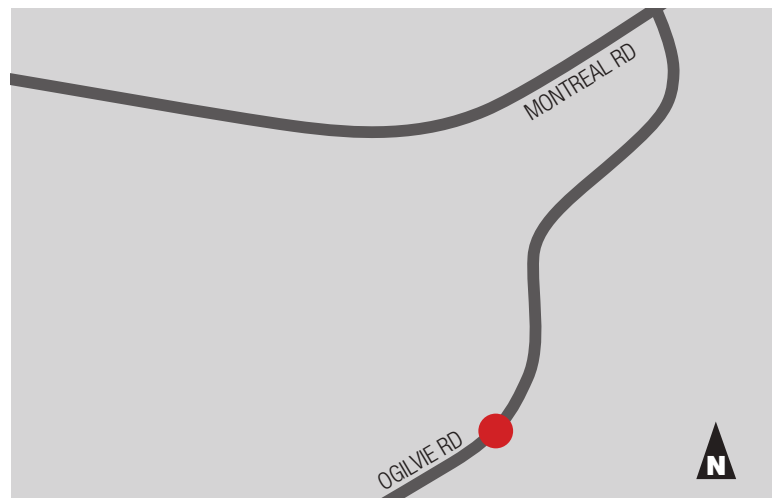


### PROPERTY DESCRIPTION

This newly built plaza offers tenants the ability to choose the size of square footage desired between 900 SF and 6,000 SF. The prominent location has excellent signage exposure and is ideal for retail service and medical uses.

### RETAIL Up to 3,102 SF available

- Units ranging from 908 SF to 3,102 SF
- Rental Rate: \$25 PSF
- Operating Costs: \$15.20 PSF (2020)
- Demisable to 900 SF
- 22 ft. ceiling height for end cap units to allow for potential mezzanine
- 14 ft ceiling height through building core
- Pylon and Storefront signage available
- Available Immediately
- 32 Parking Spaces



### LOCATION

Beacon Hill Plaza is located in Ottawa's east end on the southeast corner of Montreal Road and Ogilvie Road. The site is on a highly trafficked arterial road and is easily accessed by public transportation.

