

Freestanding Showroom/ Office and Retail

2175 Robertson Road, Ottawa

Outstanding 48,390 SF of Showroom/ Office and Retail Space

Lennard:

420-333 Preston Street, Ottawa
613.963.2640

lennard.com

Property Overview

2175 Robertson Road

An excellent opportunity to lease a freestanding showroom and retail property in the heart of Bells Corners, a well-established commercial destination in Ottawa's west end. Offering approximately 48,390 square feet of versatile space, the property is ideally suited for large-format retail, showroom or other commercial uses. Features include one dock-level loading door, ample electrical capacity and approximately 18-foot clear ceiling height. Presented in base building condition, the space offers flexibility for tenants to customize to their operational needs. Strategically located along Robertson Road, the property benefits from convenient access to Highway 417 and is surrounded by prominent retailers including Canadian Tire, FreshCo, Dollarama, McDonald's, Rexall and Loblaws.







Property Details

2175 Robertson Road

Size
48,390 SF

Zoning
MS2[287]
Mainstreet Zone 2

Electrical
400 Amps

Availability
Immediate

Rental Rate
$20.00 PSF

Additional Rent
$7.85 PSF

Listing Agents

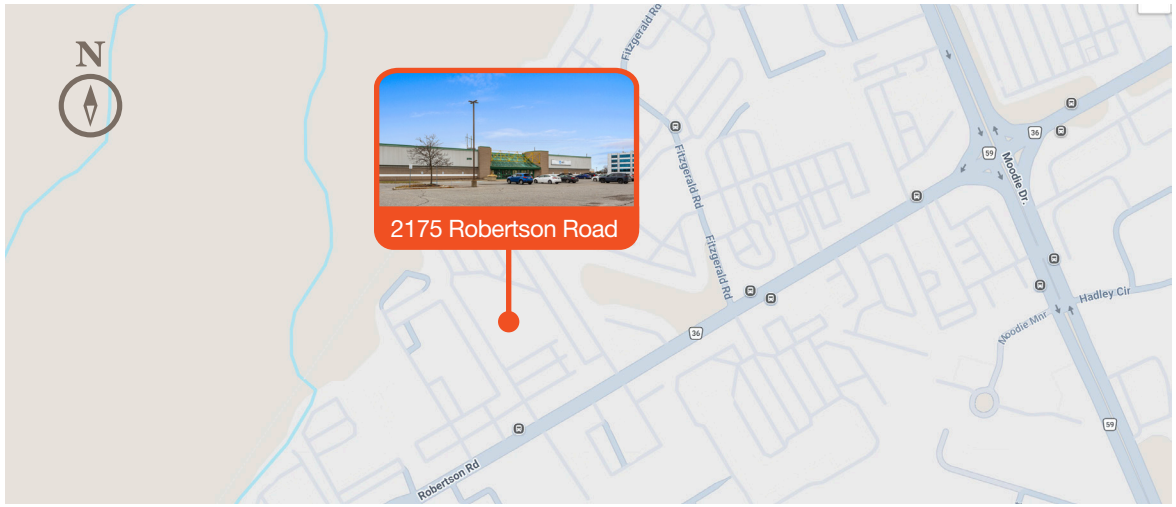
Ian Shackell*
Partner
613.963.2633
ishackell@lennard.com

Matt Shackell*
Vice President
613.963.2636
mshackell@lennard.com

*Sales Representative

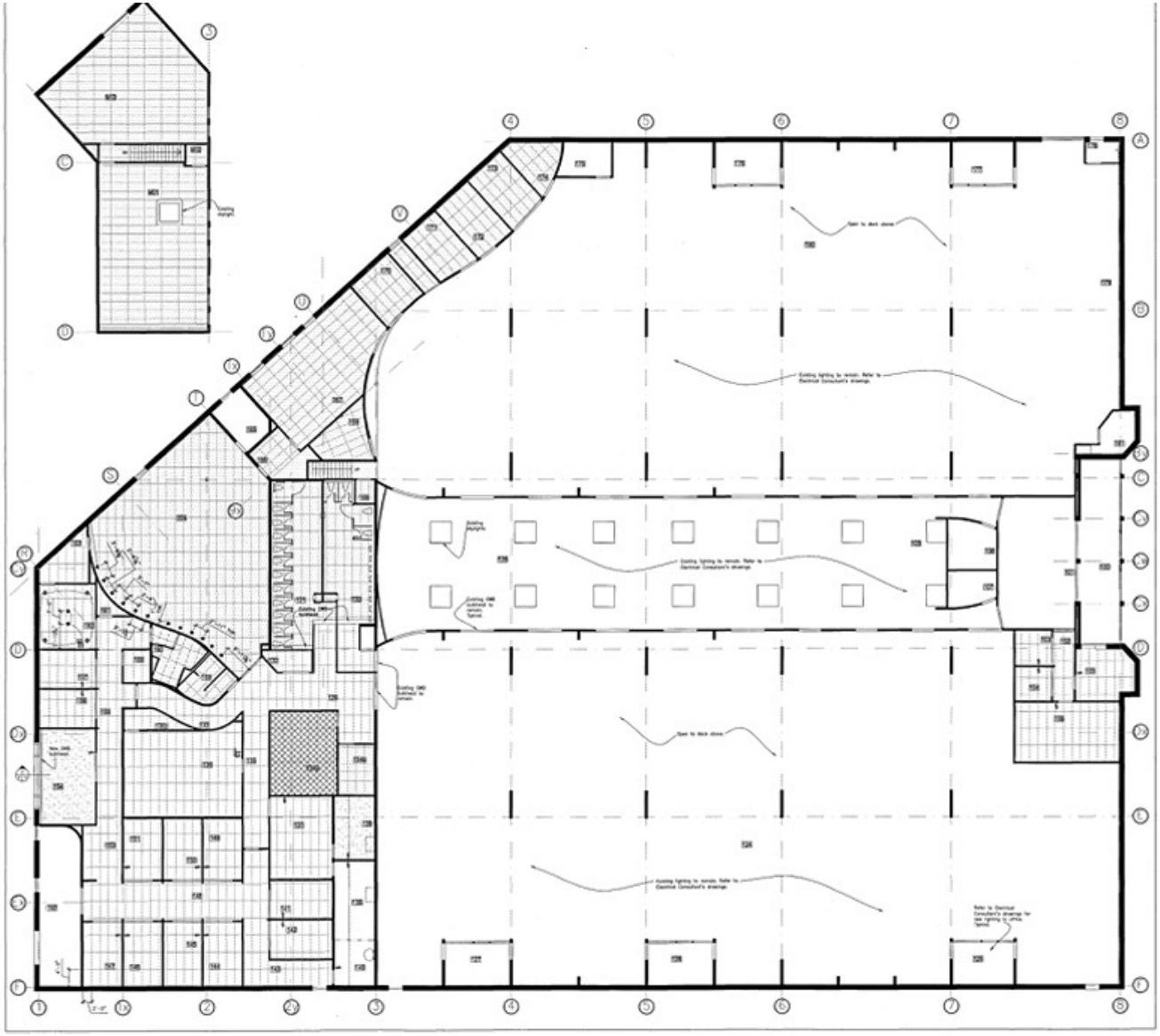
Property Highlights

- Ample onsite parking
- Great signage opportunities
- 1 dock loading door
- 18 foot ceiling height
- Sprinkler system through building
- Located minutes from HWY 417



Floor Plan

2175 Robertson Road



Amenity Map

2175 Robertson Road

Shopping & Retail

1. Dollarama
2. Canadian Tire

Grocery & Specialty Food

3. FreshCo
4. Lebanese Food Centre
5. Duke Fine Foods
6. Loblaws

Restaurants & Cafés

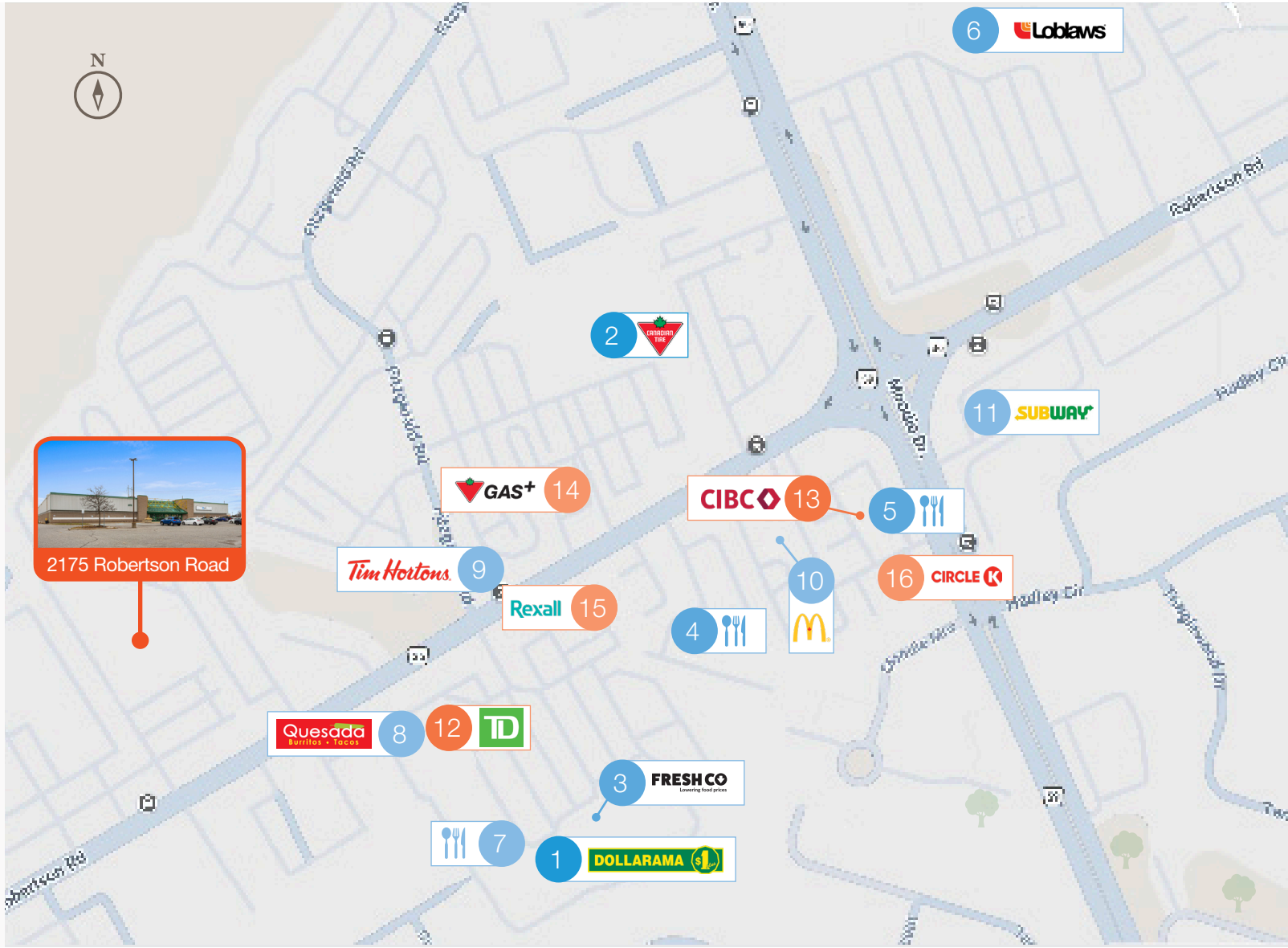
7. Athens Grill
8. Quesada Burritos & Tacos
9. Tim Hortons
10. McDonald's
11. Subway

Banking & Financial Services

12. TD Branch & ATM
13. CIBC Branch with ATM

Services & Convenience

14. Canadian Tire Gas+
15. Rexall Drugstore
16. Circle K



Photos

2175 Robertson Road











Photos

2175 Robertson Road









A *bright* future
for your business
is right here.

Lennard:

Ian Shackell*, Partner
613.963.2633
ishackell@lennard.com

Matt Shackell*, Vice President
613.963.2636
mshackell@lennard.com

420-333 Preston Street, Ottawa
613.963.2640
lennard.com

*Sales Representative **Broker

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.