

FOR LEASE

New Build Retail Plaza

THE NUKK, Borrisokane



652 Flagstaff Road

Modern Design Retail Plaza / In the heart of Barrhaven

Close to COSTCO and Auto Dealerships

EARLY 2025 OCCUPANCY

Base Rent

\$ 36 PSF (Flagstaff CRU) End Cap 5% Premium

\$ 40 PSF (Borrisokane CRU) End Cap 5% Premium

Additional Rent Estimated (2025) \$ 14.50 PSF

Flexible unit sizes available, email or call for details



NUKK

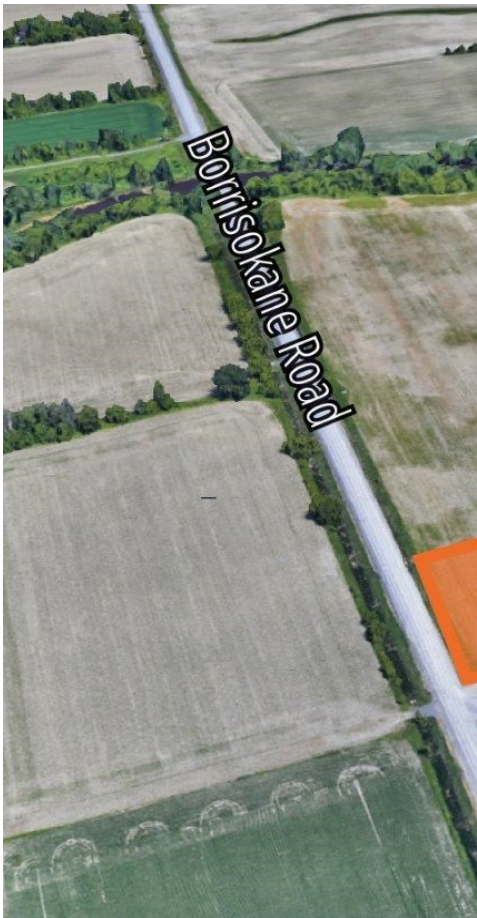
info@nukk.ca

613 692 4908

Www.nukk.ca



NUKK





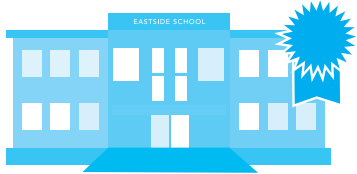
3387 Borrisokane Road

Ottawa, ON

HOODQ ADDRESS REPORT™

SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



Half Moon Bay PS

Designated Catchment School
Grades PK to 6
3525 River Run Ave

ÉSP Pierre-de-Blois

Designated Catchment School
Grades 7 to 12
1310 Chapman Mills Drive

John McCrae SS

Designated Catchment School
Grades 9 to 12
103 Malvern Dr

Cedarview MS

Designated Catchment School
Grades 7 to 8
2760 Cedarview Rd

ÉEP Michaëlle-Jean

Designated Catchment School
Grades PK to 6
11 Claridge Dr

South Carleton HS

Designated Catchment School
Grades 9 to 12
3673 McBean St

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Freshwater Parkette

3025 Freshwater Way



14 mins

Clarke Fields Park

93 Houlahan St



18 mins

River Run Park

3490 River Run Ave



16 mins

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds

3 Rinks

1 Ball Diamond

2 Sports Fields

1 BMX Track

TRANSIT

For convenient travel around the city, public transit is accessible from this home.



Nearest Rail Transit Stop

Fallowfield



Nearest Street Level Transit Stop

Tartan At Strandherd

17 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 11.73km.



Queensway Carleton Hospital

3045 Baseline Rd



Fire Station

3559 Greenbank Road



Police Station

2670 Queensview Drive

HoodQ

Disclaimer: These materials have been prepared for Teranet and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.



BUILDING AREAS		
NAME	GLA	USABLE AREA
CRU 01	992 ft ²	919 ft ²
CRU 02	1030 ft ²	978 ft ²
CRU 03	1029 ft ²	978 ft ²
CRU 04	1029 ft ²	978 ft ²
CRU 05	1029 ft ²	978 ft ²
CRU 06	1030 ft ²	978 ft ²
CRU 07	1121 ft ²	1052 ft ²
MECH.	110 ft ²	95 ft ²
CRU 08	1020 ft ²	960 ft ²
CRU 09	1010 ft ²	961 ft ²
CRU 10	1010 ft ²	961 ft ²
CRU 11	1010 ft ²	960 ft ²
CRU 12	1010 ft ²	960 ft ²
CRU 13	916 ft ²	868 ft ²
CRU 14	1039 ft ²	980 ft ²
MECH.	110 ft ²	95 ft ²

25:8 ARCHITECTURE URBAN DESIGN

www.258arch.com

**3387 BORRISOKANE
OTTAWA, ON
NUKK DEVELOPMENTS**

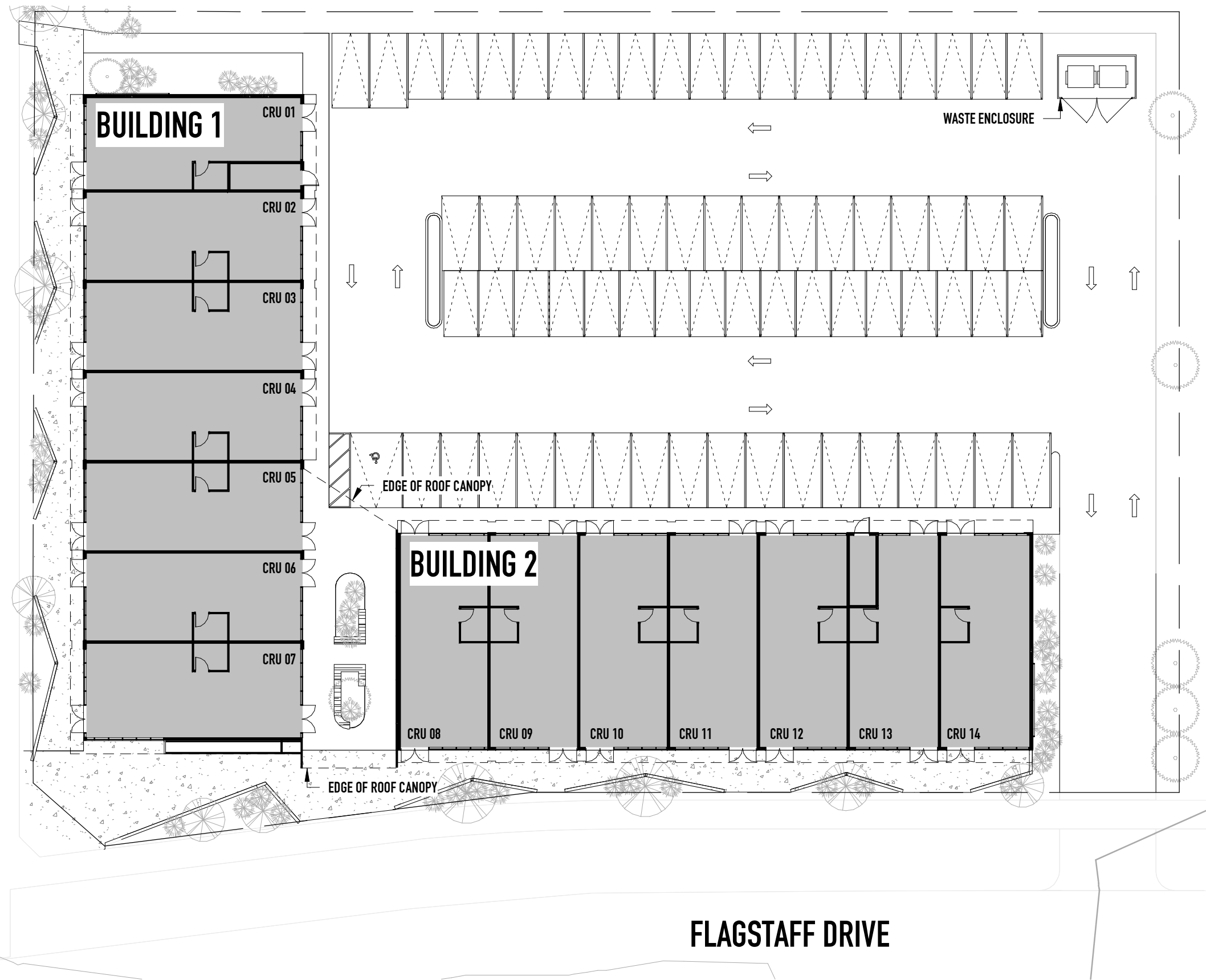
No.	Description	Date
1	ISSUED FOR MARKETING PLANS	2023.04.25

UNIT DIAGRAM

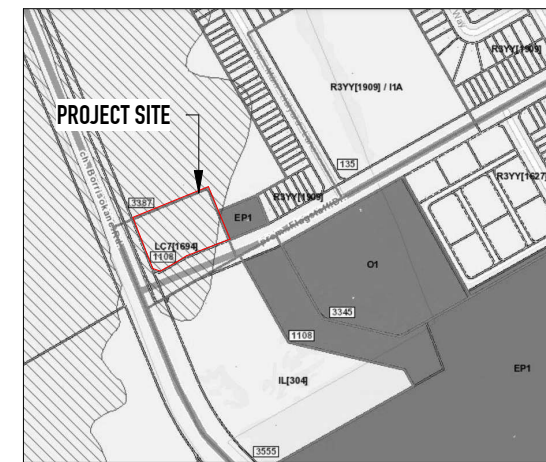
Project number	22021
Date	2023.04.25
Drawn by	MB
Checked by	JSL

MP000
Scale N.T.S.

BORRISOKANE ROAD



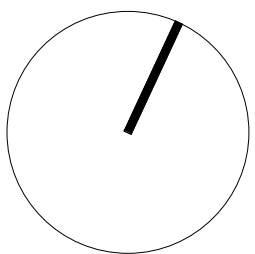
CONTEXT PLAN



PARKING STATISTICS (PROPOSED) *TO BE CONFIRMED WITH CITY REVIEW*

- FULL-SIZE SPACES: 35
- COMPACT SPACES: 35
- BARRIER-FREE SPACES: 1
- BIKE PARKING SPACES: 6

PARKING ENTRY: ACCESS FROM FLAGSTAFF DRIVE



25:8 ARCHITECTURE URBAN DESIGN

www.258arch.com

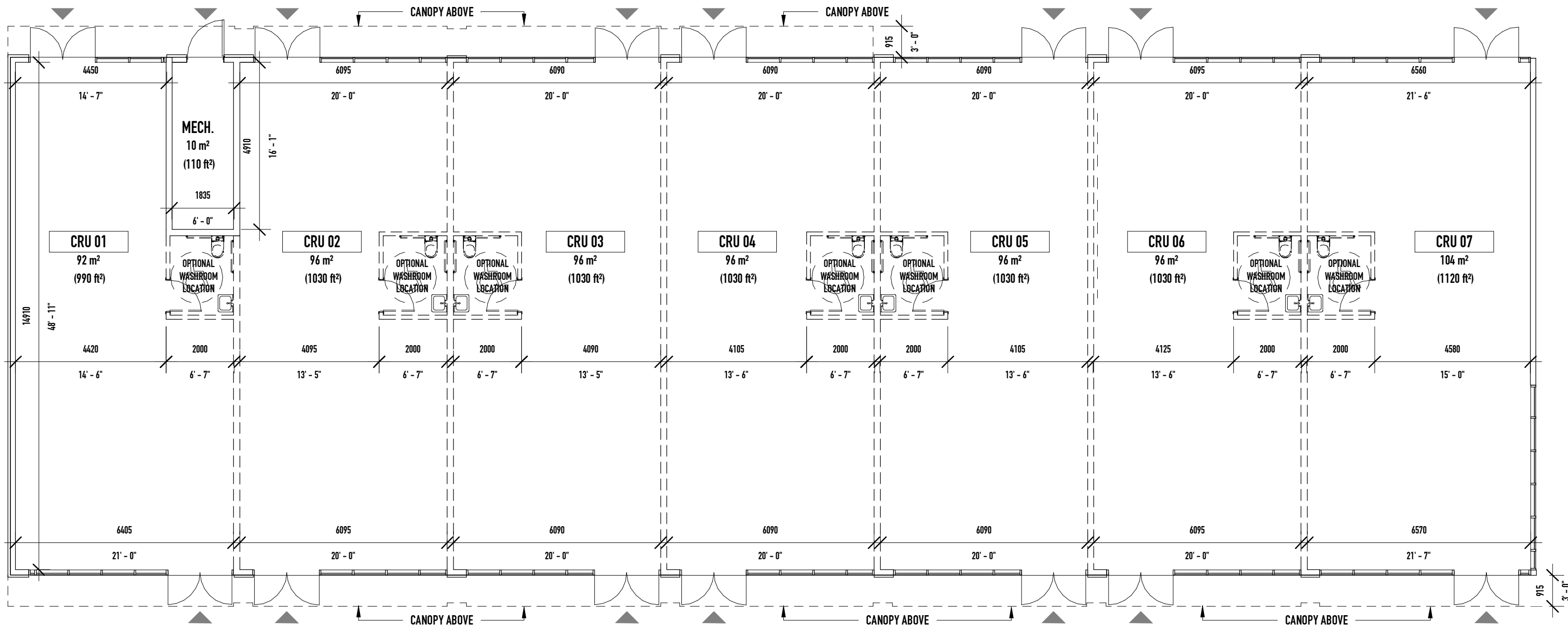
3387 BORRISOKANE
OTTAWA, ON
NUKK DEVELOPMENTS

No.	Description	Date
1	ISSUED FOR MARKETING PLANS	2023.04.25

BUILDING KEY PLAN

Project number	22021
Date	2023.04.25
Drawn by	MB
Checked by	JSL

MP001
Scale N.T.S.



BUILDING AREAS		
NAME	GLA	USABLE AREA
CRU 01	992 ft ²	919 ft ²
CRU 02	1030 ft ²	978 ft ²
CRU 03	1029 ft ²	978 ft ²
CRU 04	1029 ft ²	978 ft ²
CRU 05	1029 ft ²	978 ft ²
CRU 06	1030 ft ²	978 ft ²
CRU 07	1121 ft ²	1052 ft ²
MECH.	110 ft ²	95 ft ²

BUILDING AREA NOTES:

OVERALL UNIT SIZE CAN BE MODIFIED. UNITS CAN BE SUB-DIVIDED AS REQUIRED.

GLA: CALCULATED FROM CENTRELINE OF DEMISION WALL TO EXTERIOR FACE OF EXTERIOR WALL.

USABLE AREA: CLEAR INTERIOR SPACE FROM INTERIOR FINISHED FACE TO INTERIOR FINISHED FACE.

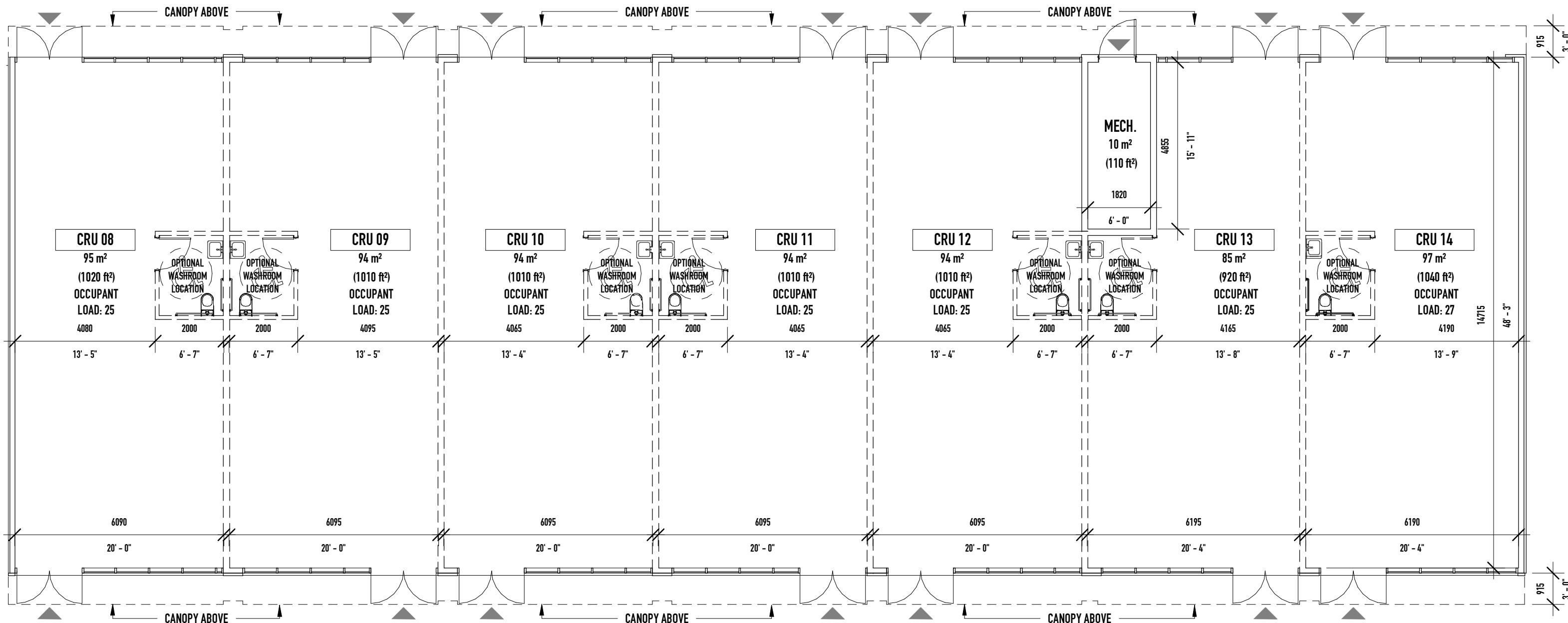
25:8 ARCHITECTURE URBAN DESIGN

www.258arch.com

**3387 BORRISOKANE
OTTAWA, ON
NUKK DEVELOPMENTS**

No.	Description	Date
1	ISSUED FOR MARKETING PLANS	2023.04.25

BUILDING 1 - MARKETING FLOOR PLAN		
Project number	22021	MP100
Date	2023.04.25	
Drawn by	MB	
Checked by	JSL	
Scale		N.T.S.



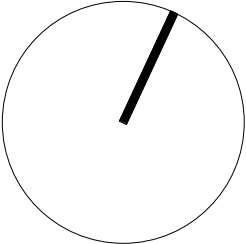
BUILDING AREAS		
NAME	GLA	USABLE AREA
CRU 08	1020 ft ²	960 ft ²
CRU 09	1010 ft ²	961 ft ²
CRU 10	1010 ft ²	961 ft ²
CRU 11	1010 ft ²	960 ft ²
CRU 12	1010 ft ²	960 ft ²
CRU 13	916 ft ²	868 ft ²
CRU 14	1039 ft ²	980 ft ²
MECH.	110 ft ²	95 ft ²

BUILDING AREA NOTES:

OVERALL UNIT SIZE CAN BE MODIFIED. UNITS CAN BE SUB-DIVIDED AS REQUIRED.

GLA: CALCULATED FROM CENTRELINE OF DEMISION WALL TO EXTERIOR FACE OF EXTERIOR WALL.

USABLE AREA: CLEAR INTERIOR SPACE FROM INTERIOR FINISHED FACE TO INTERIOR FINISHED FACE.



No.	Description	Date
1	ISSUED FOR MARKETING PLANS	2023.04.25

BUILDING 2 - MARKETING FLOOR PLAN		
Project number	22021	MP102
Date	2023.04.25	
Drawn by	MB	
Checked by	JSL	
Scale		N.T.S.