



Real Estate  
Brokerage

# COMMERCIAL

## PRIME RETAIL SPACE

### STAFFORD CENTRE 10 Stafford Road

# FOR LEASE



#### LEASING INFORMATION

**Size of Plaza:**

137,042 square feet

**Available Unit:**

1,679 sq. ft. approx.

**Base Rent:**

\$25.00 PSF Net  
(Negotiable)

**CAM & Realty Taxes:**

Approx. \$9.50 PSF- 2008



## Cheryl Kardish-Levitan

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# STAFFORD CENTRE 10 Stafford Road



## Property Information

Stafford Centre is located at one of the busiest intersections in the former City of Kanata/West Nepean, now part of the City of Ottawa, and the busiest intersection in Bells Corners.

Stafford Centre is a large strip plaza conveniently located at the corner of Richmond Road and Stafford Road.

Only minutes from Canada's greatest high technology centre, the mall is well positioned among a number of major information technology corporations. Bells Corners draws upon an employment base in excess of 15,000 jobs within a 5 minute drive.

High traffic area, this intersection sees an average of 41,000 vehicles per day based on a July 2005 traffic summary.

Industry's leading retailers such as LOEB, LCBO, Winner, Staples and Starbucks attract thousands of customers a day to this busy intersection.

Stafford Centre and Bells Corners are part of a huge residential and retail triangle that includes a population base in excess of 100,000 people within a 5 mile radius.

High traffic Plaza since opening in 1996.

Prime trade area: 37,287 sq ft

Parking spaces: 790



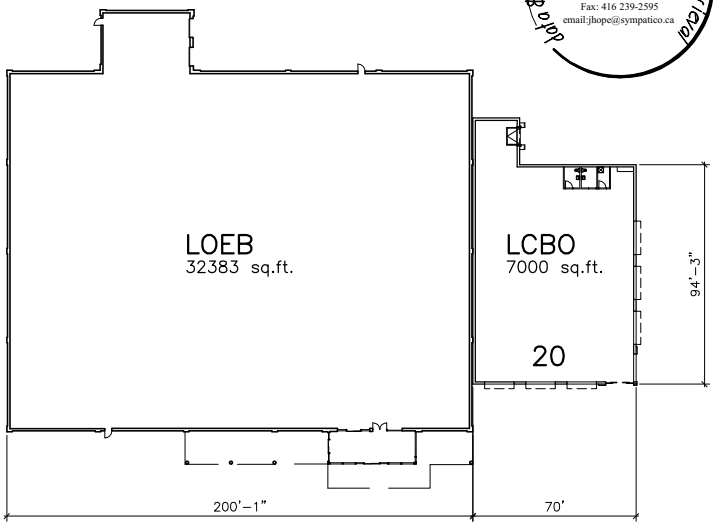
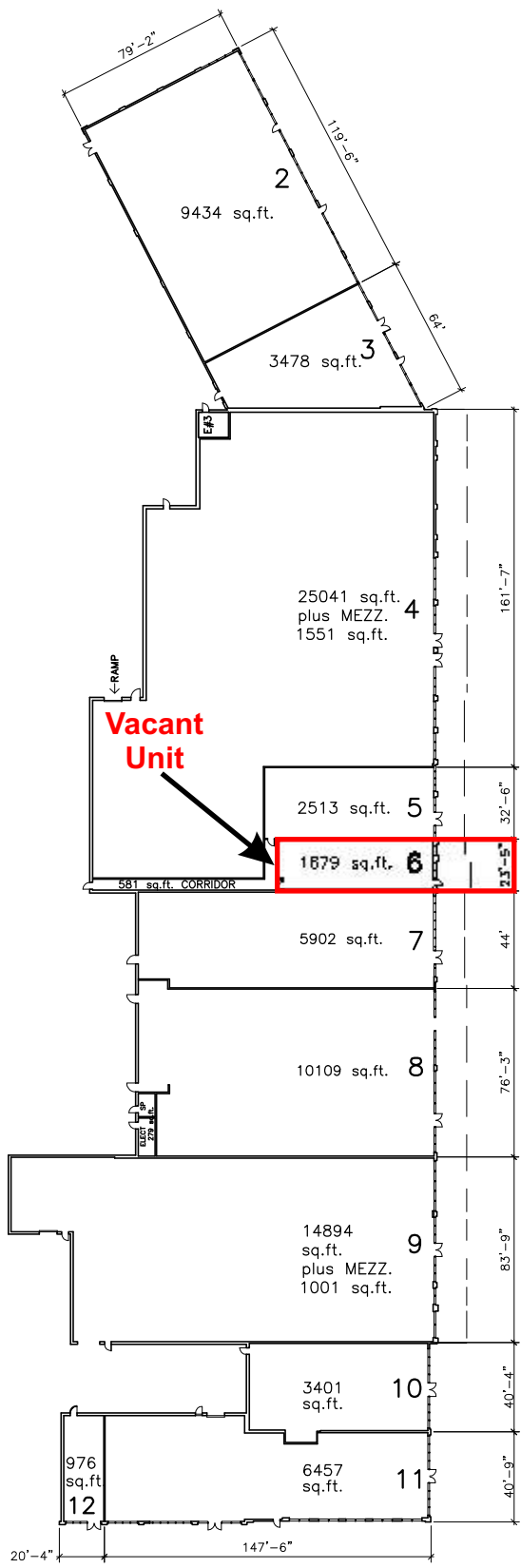
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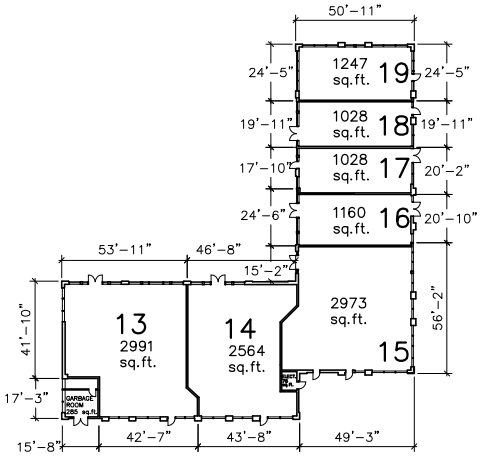
BUILDING AREAS AND CONFIGURATION BASED ON MEASUREMENTS by PPL PROFESSIONAL SERVICES INC., Feb 23, 1998 and CREIT SITE MEASUREMENTS Apr. 28, 2003.

For additional information, contact Jack Hope 416 231-1013



LEGEND

UNIT	TENANT	UNIT	TENANT
1	LOEB	11	WALLACK'S ART SHOP
2	SHOPPERS DRUG MART	12	EDWARD JONES
3	THE BUTCHERY	13	DISCOVERY LEARNING
4	WINNERS	14	CANADA POST
5	VIDEOFLICKS	15	WEST END STATION BISTRO
6	TRANS CANADA CREDIT	16	CAPITAL OPTICAL
7	TOOTSIE SHOES	17	QUIZNO'S SUBS
8	CRAFTER'S	18	EXTREME PITA
9	MARKS WORK WAREHOUSE	19	STARBUCK'S
10	KARDISH FOODS	20	LCBO



Jack Hope... Data & records collection, storage & retrieval... ph: 416 231-1013 fax: 416 239-2595 email:jhope@sympatico.ca - for CREIT Management Ltd. 30Apr03



BUILDING PLANS,  
STAFFORD CENTRE,  
10 STAFFORD RD. AT RICHMOND,  
NEPEAN, ONTARIO