

New Construction – Barrhaven  
Professional Office Use  
Available Mid 2022

For Lease



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# FOR LEASE – BlueSky Professional Center

## New Professional Office Space - Barrhaven



### Summary

Available SF:	23,600 SF
Ground Floor:	*7,600 SF
Second Floor:	*8,000 SF
Third Floor:	*8,000 SF
*Approximate SF	

### Location Overview

The Blue Sky Professional Building will be located at 100 Lusk Street at the North side of Stranherd Drive, East of Highway 416 and West of Fallowfield Road. The site benefits from an excellent overall location with good access and exposure located near the interchange of Highway 416 and Fallowfield Road.

Lease Rate:      Ground Floor Market Rate  
                         2nd/3rd Floor Market Rate

Occupancy Costs: Estimated at \$18.00/ SF

Pylon Signage Availability  
Free Parking

### Property Overview

- New 3 Story Building Zoned for Medical Use
- Approximately 80 to 100 Parking Spaces
- Ground Floor Retail Potential
- Signage Opportunity
- Elevator
- Barrier Free Access
- Energy Efficient Building Systems
- Easy Access to Barrhaven and Highway 416
- Base Building Condition Can Be Built to Suit Tenant Requirements

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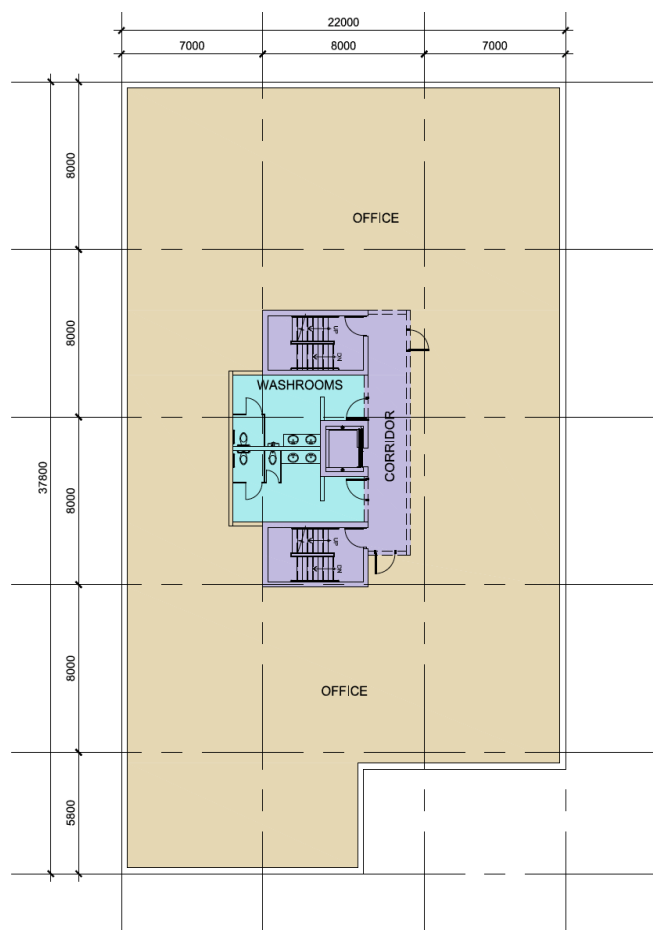
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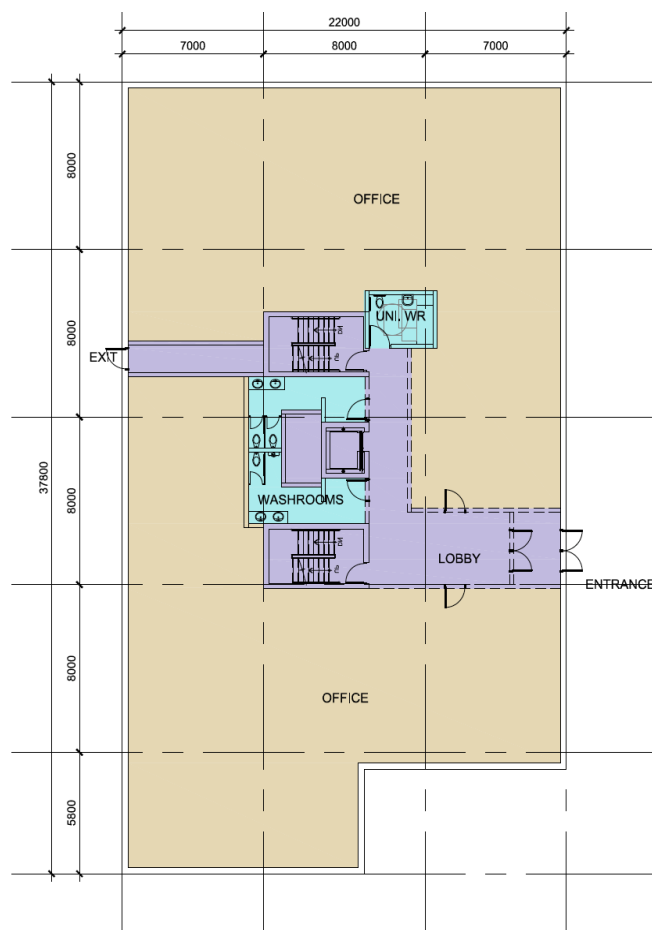


# FOR LEASE - BARRHAVEN

## NEW PROFESSIONAL OFFICE SPACE



2nd-3rd FLOOR PLAN



1st FLOOR PLAN

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