

# FOR LEASE: RETAIL - PRIME CORNER



## 1125 St. Laurent Blvd., Ottawa, ON

### DESCRIPTION:

- ✓ Rare Retail opportunity with prominent visibility on the east side of St. Laurent Boulevard, between Donald Street and Ogilvie Road. This well located central location is across from St. Laurent Shopping Centre, a major shopping centre located in Ottawa east. Beside Sleep Country.
- ✓ High traffic arterial road with direct access to public transportation, Highway 417, major highways. Convenient access to downtown.

### RETAIL SPACE AVAILABLE:

- ✓ Approximately 3,000 square feet available. May be subdivided.

### NET RENTAL RATE: Available October 1, 2021

- ✓ \$35.00 per square foot rentable.

### OPERATING COSTS (estimate):

- ✓ \$24.48 per square foot (CAM & Admin Fees: \$8.81/sf; Realty Taxes: \$9.67/sf; Parking Lot Lease: \$6.00/sf). Utilities by Tenant.

### SIGNAGE:

- ✓ Excellent Storefront and Pylon signage and visibility facing St. Laurent Blvd. and Ogilvie Road.

### PARKING & ACCESS:

- ✓ On-site parking spaces.
- ✓ Excellent access, egress.



*For more information please contact:*

**BRENT TAYLOR**, Broker of Record / President  
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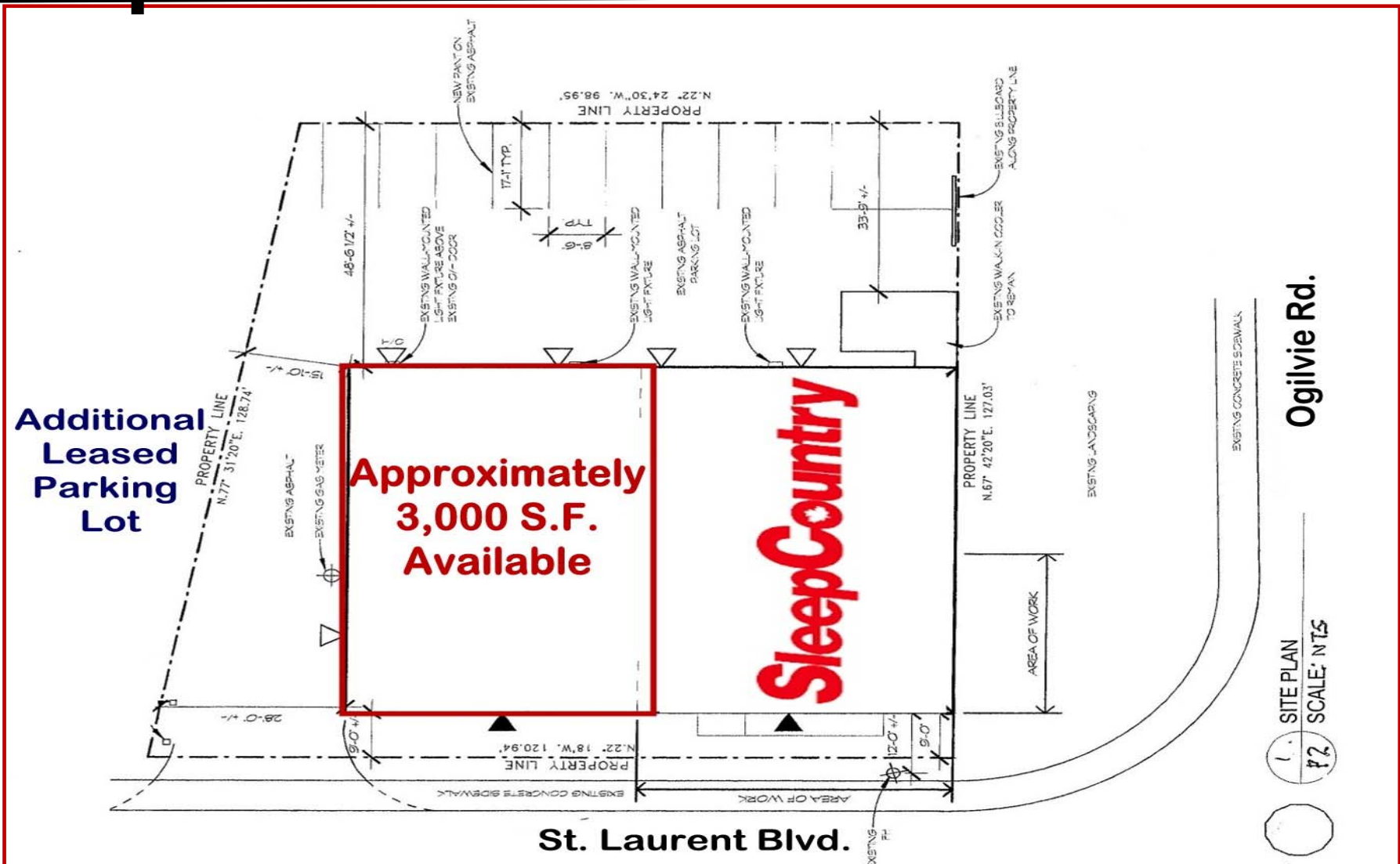
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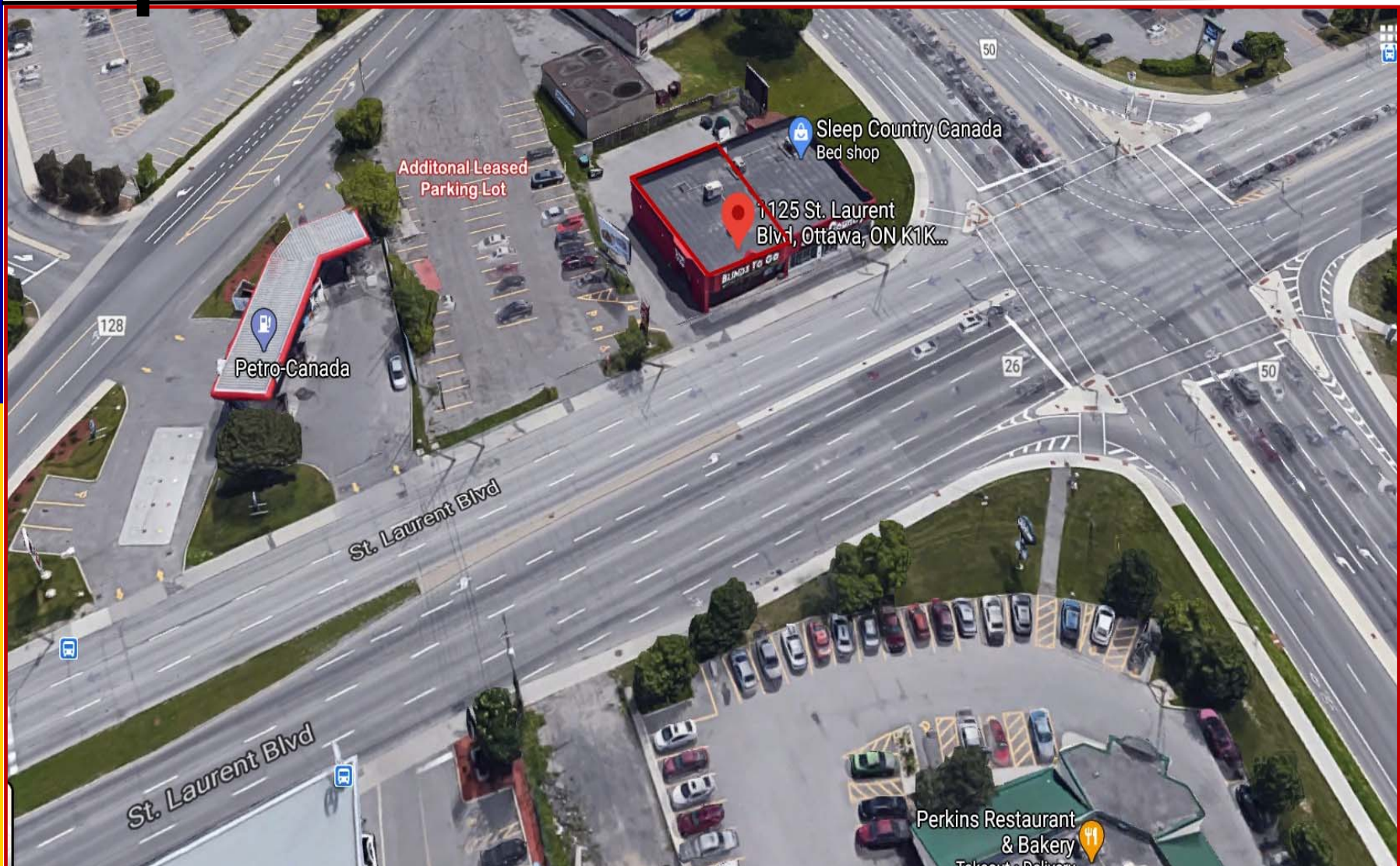


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