

# FOR LEASE : Retail/Office

## 230 Brittany Drive, Ottawa, ON



### DESCRIPTION:

- ✓ Retail/Office space available on ground floor level of large apartment building in Ottawa East. The Brittany apartments are based in the district of Viscount Alexander Park. Nearby neighbourhoods include Manor Park and Rockcliffe Park.
- ✓ Easy access to all bus routes, St. Laurent Blvd., and the downtown core. The Montfort Hospital and major employment centres are close by. Downtown Ottawa is only a 20-minute bus ride away.
- ✓ Ideal for daycare, medical, office.

### SPACE AVAILABLE:

- ✓ Unit 102 (983 S.F.) and Unit 103 (732 S.F.) totaling 1,715 S.F.
- ✓ Units may be subdivided.

### GROSS RENTAL RATE:

- ✓ \$15.00 per square foot gross plus HST. Tenant pays Hydro.

### OPERATING COSTS:

- ✓ Rent includes CAM, Realty Taxes, Heat and Water. Hydro is separately sub-metered.

### SIGNAGE:

- ✓ Storefront signage available.

### PARKING:

- ✓ One (1) parking spot included with unit. Additional parking may be purchased. Street parking.



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*For more information please contact:*

**BRENT TAYLOR**, Broker of Record/President  
**BRENTCOM REALTY CORPORATION, BROKERAGE**  
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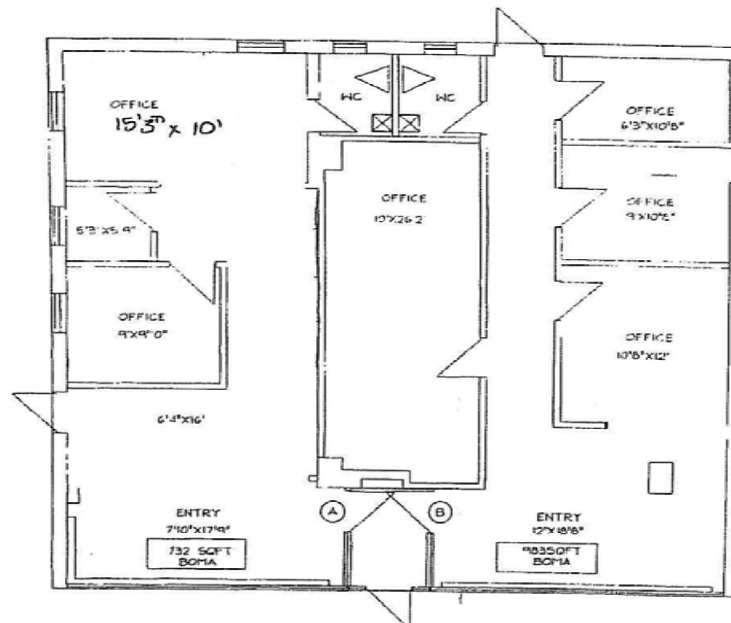
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COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING

# FLOOR PLAN

230 Brittany Drive, Unit A/B



ewald zieger  
design consultants ltd  
117 margaret ann dr.  
corp. ontario, K0A 1L0  
593 5959 839 5548

AS BUILT LAYOUT  
THE BRITTANY APARTMENTS  
COMMERCIAL SPACE



TEL: 613-939-5548

EWALDZIEGER

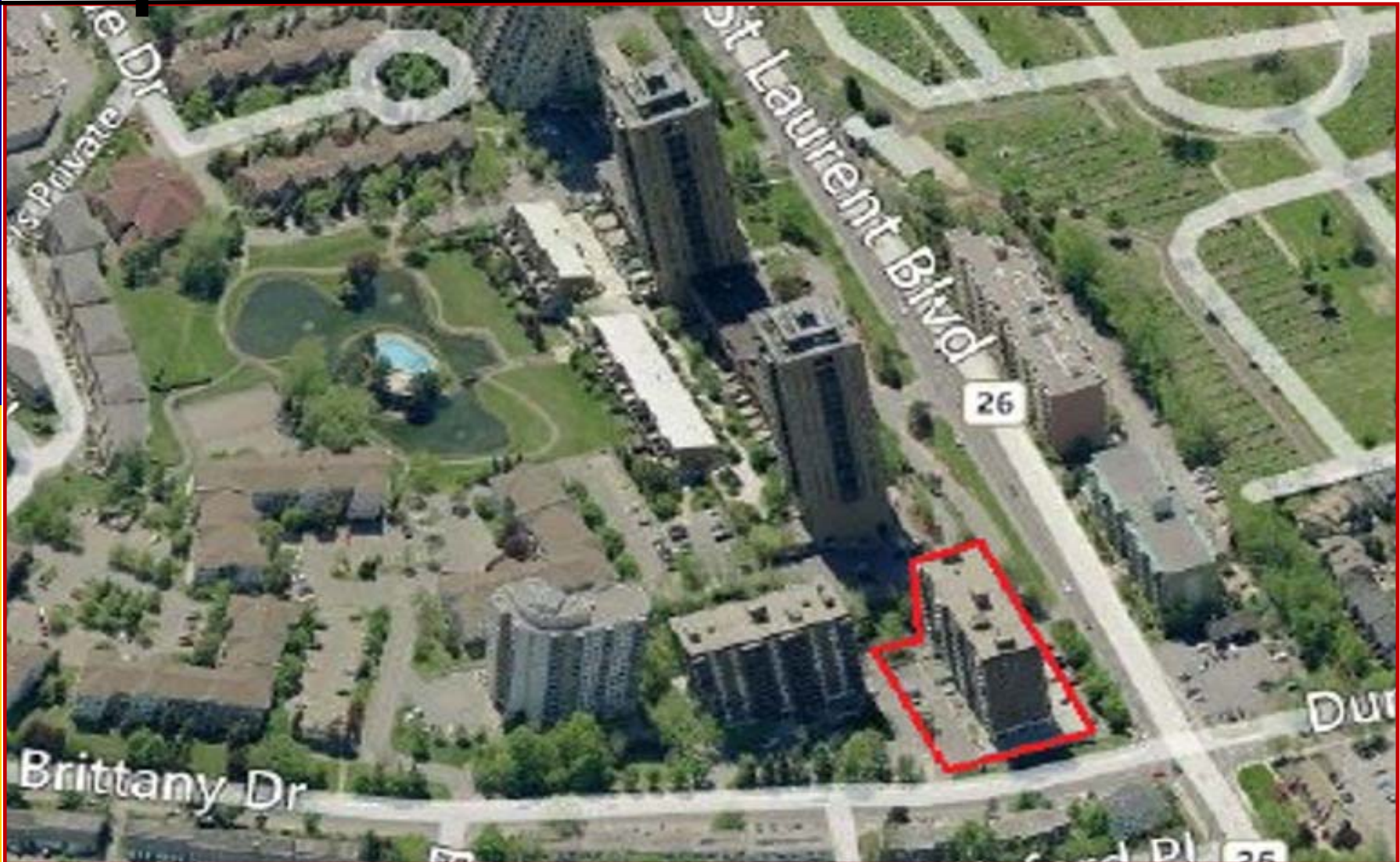
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