

FOR SUBLEASE: INDUSTRIAL

2405 St. Laurent Blvd., Ottawa, ON



DESCRIPTION:

- ✓ Industrial showroom and warehouse opportunity located in the Ottawa Business Park, on St. Laurent Blvd. at Conroy Road. Three dock level loading bays.
- ✓ The Ottawa Business Park is surrounded by an abundance of amenities such as Tim Horton's, Boston Pizza, Wendy's, Esso gas station and Goodlife Fitness.
- ✓ Accessible by Highway 417, and St. Laurent Blvd., and in close proximity to St. Laurent Shopping Centre and the Ottawa Train Yards. Well serviced by public transportation.

SPACE AVAILABLE:

- ✓ **Unit R/Q** - 12,989 square feet available.

NET RENTAL RANGE:

- ✓ \$ 9.00 per square foot net.
- ✓ Expiry of Lease is July 31, 2022.

OPERATING COSTS (estimate):

- ✓ \$ 6.39 per square foot [CAM \$3.67 p.s.f.; Realty Tax \$2.72 p.s.f.].

SIGNAGE AND PARKING:

- ✓ Good storefront signage. Plenty of on-site parking.



For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613)726-7323 Fax: (613)721-8849
Email: brent@brentcomrealty.com
www.brentcomrealty.com

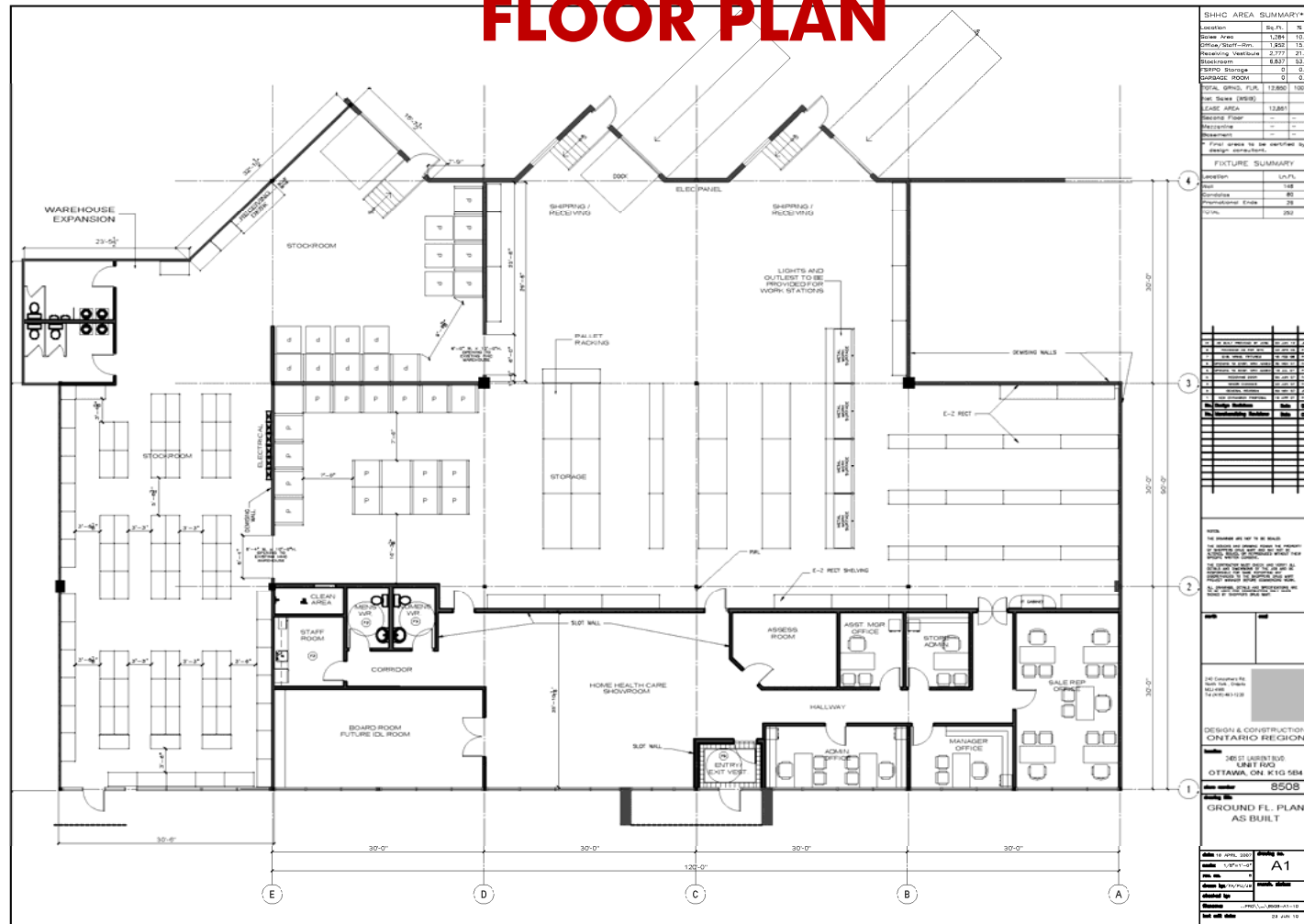
The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

FOR SUBLEASE: INDUSTRIAL

2405 St. Laurent Blvd., Ottawa, ON



FLOOR PLAN



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

FOR SUBLEASE: INDUSTRIAL

2405 St. Laurent Blvd., Ottawa, ON

BRENTCOM
REALTY CORPORATION, BROKERAGE
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.