

# FOR LEASE - ORLEANS

## 2618 - 2628 St. Joseph Blvd., Ottawa



### DESCRIPTION:

- ✓ Newly constructed building in Orleans on the major commercial node of St. Joseph Blvd., between St. Jean Street and Belcourt Blvd., in the heart of this east end Ottawa shopping district. High traffic, captive residential audience.
- ✓ Across from McDonalds, and close to Place d'Orleans regional mall. Access to Hwy 174 is less than 1 km from the site, and the site is well serviced by public transportation.
- ✓ **SPACE AVAILABLE:**
- ✓ From 1,200 to 5,500 square feet of ground floor space rentable. Retail or Office space. Available immediately. May be subdivided.

### RENTAL RATE:

- ✓ \$ 19.00 per square foot net per annum.

### OPERATING COSTS:

- ✓ \$ 8.50 per square foot (estimate).

### SIGNAGE:

- ✓ Storefront signage available. Potential pylon space available.

### PARKING & ACCESS:

- ✓ Excellent visibility, access, egress and 37 shared parking spaces.



*For more information please contact:*

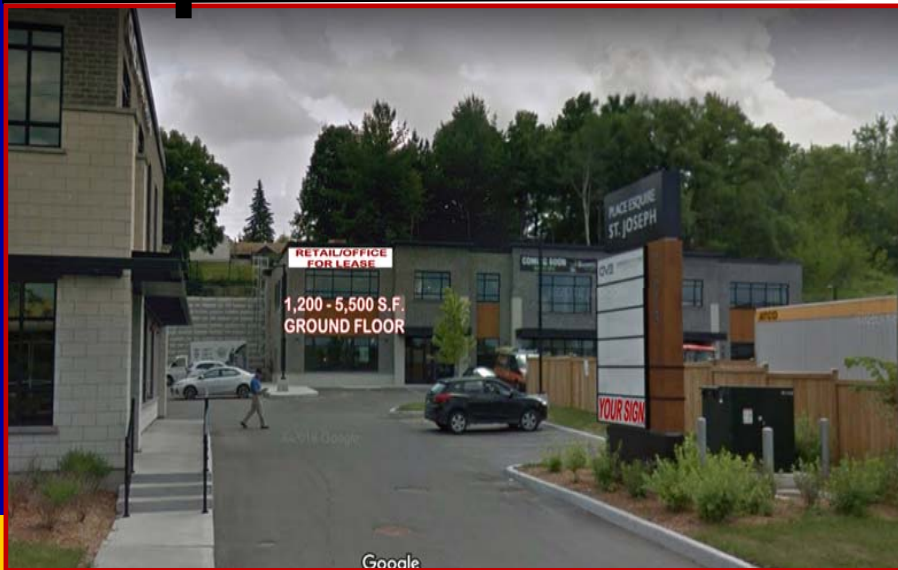
**BRENT TAYLOR**, Broker of Record / President  
**BRENTCOM REALTY CORPORATION, BROKERAGE**  
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REALTY CORPORATION, BROKERAGE  
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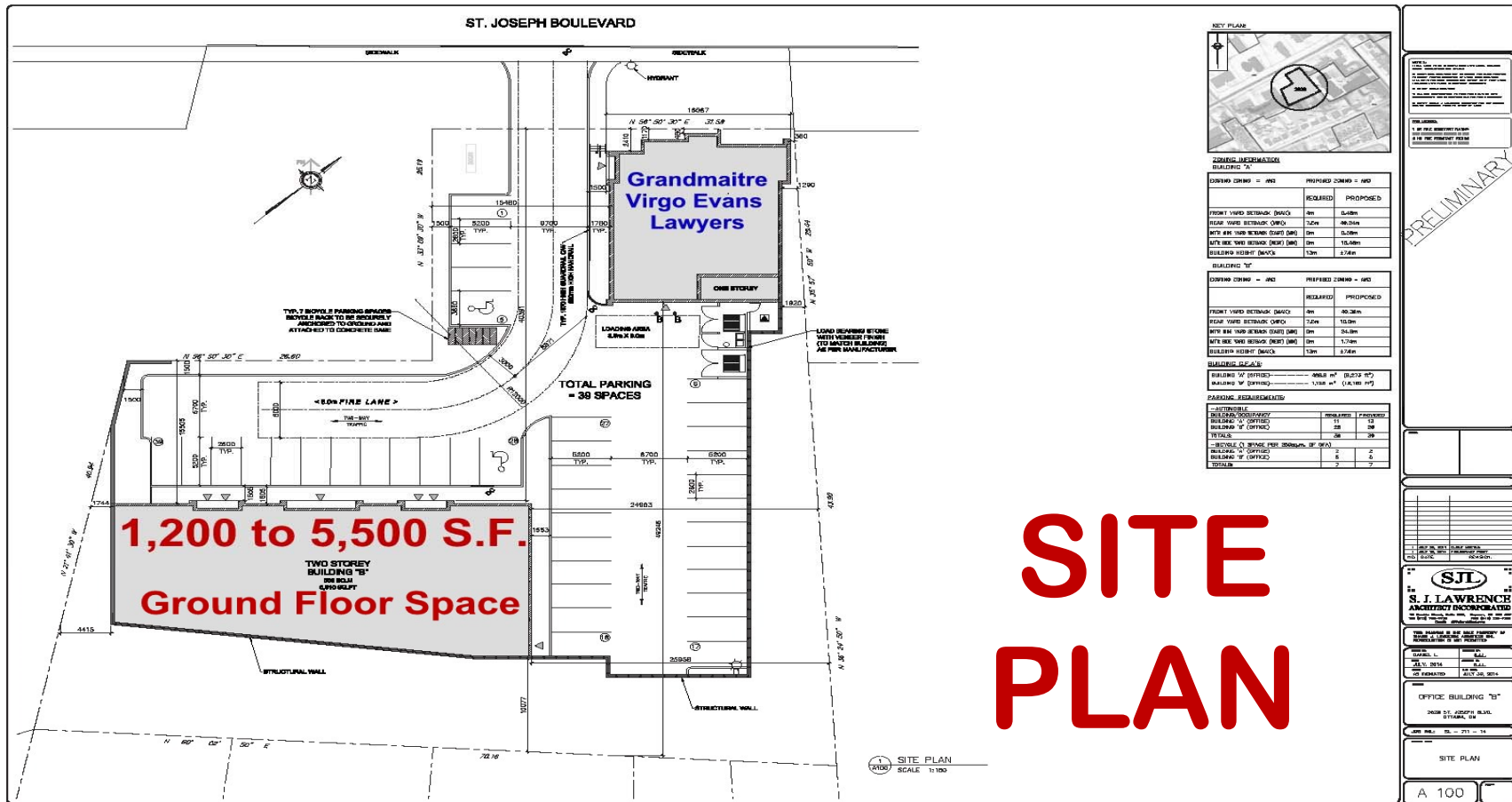
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# SITE PLAN

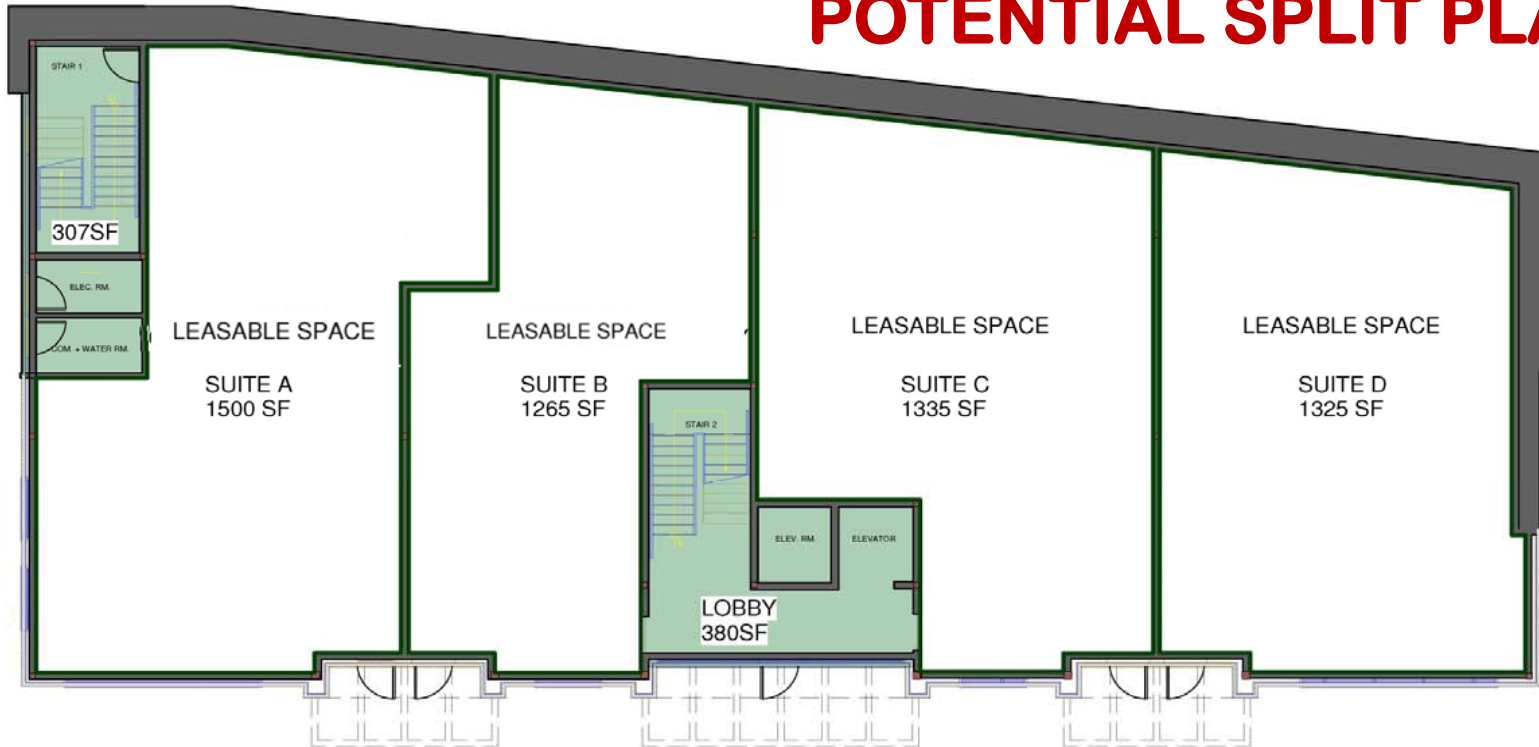
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## POTENTIAL SPLIT PLAN



FIRST FLOOR

TOTAL LEASABLE SPACE: 5425 SF



BUILDING 'B'  
2628 ST. JOSEPH BLVD

No.	Description	Date
01	PRELIMINARY REVIEW	2017.08.23
02	LEASABLE SPACES	2017.10.20

FIRST FLOOR PLAN

Project number	17-###	DA001
Date	2017.08.17	
Drawn by	JDK	
Checked by	JDK	
Scale		1 : 100

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