

FOR LEASE: Office Space

261 Montreal Road, Ottawa, ON



DESCRIPTION:

- ✓ Beautifully renovated freestanding Commercial Office Building with Adjacent Parking Lot located on the north side of Montreal Road close to the centre of Vanier, in the east end of Ottawa.
- ✓ Surrounded by well established businesses with older residential to the north and the east of the building. Many new developments planned for this part of Montreal Road.
- ✓ This location has good visibility along Montreal Road, with high volume of traffic. Easy access to Vanier Parkway, major transit routes and close to new LRT station. Minutes away from downtown Ottawa.

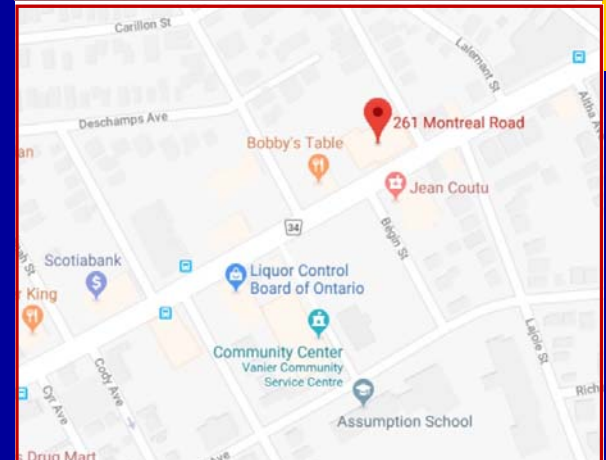
Basement Office Space Available Immediately:

- ✓ Studio space A3: Approximately 716.42 square feet rentable.
- ✓ Skelton HD space: Approximately 1,084.87 square feet rentable.
- ✓ Gross Rental Rate: \$15.00 per square foot per annum gross. All inclusive including utilities.

OFFICE SPACE AVAILABLE FOR LEASE:

Above-Ground Office Space Potentially Available:

- ✓ Up to 4,400 square feet rentable.
- ✓ Potentially available Fall, 2022. Call for details.
- ✓ Minimum Net Rent: \$15.00 per square foot net per annum.
- ✓ Additional Rent: \$13.00 per square foot per annum (estimate).



For more information please contact:

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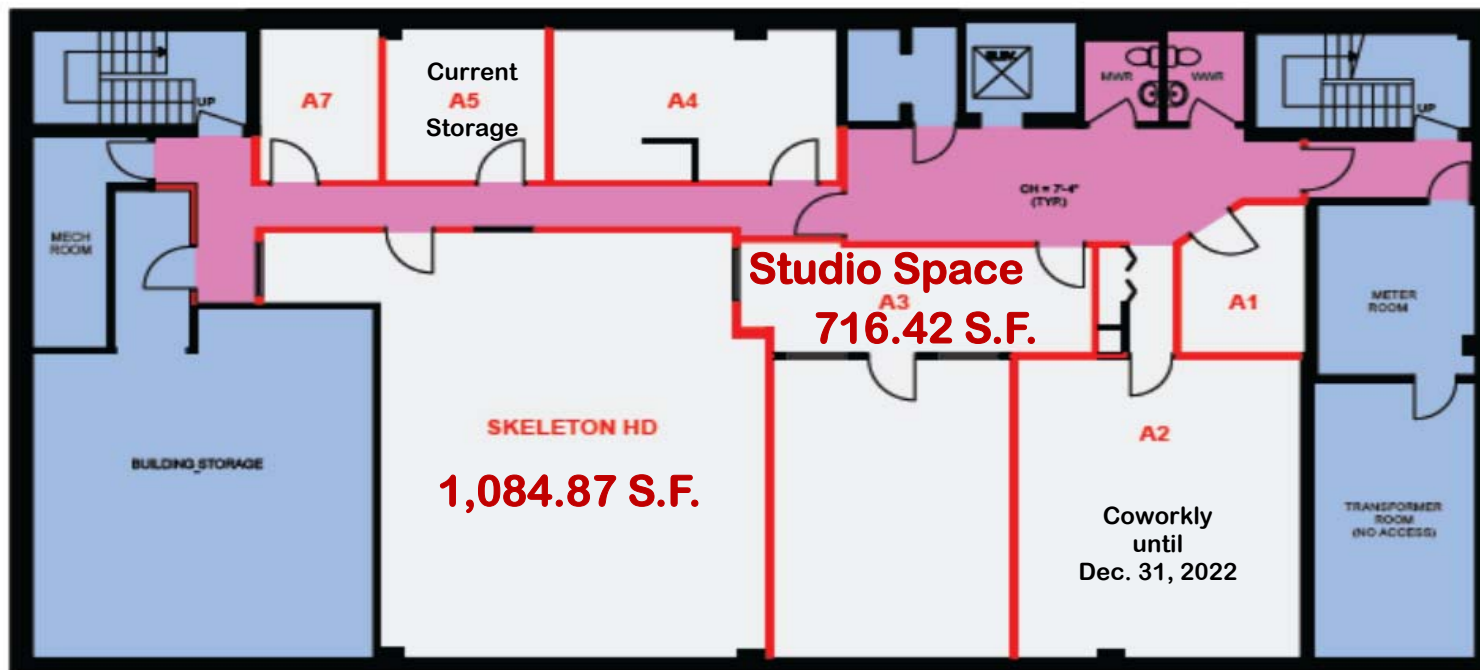
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- Tenant Area
- Tenant Ancillary Area
- Rentable Exclusions
- Floor Service Area
- Building Service Area
- Building Amenity Area
- Inter-Building Service Area
- Inter-Building Amenity Area



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