

FOR SUBLEASE: Office Space

Unit #410 - 261 Montreal Road, Ottawa



DESCRIPTION:

- ✓ Existing dental office space in 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. Minutes away from downtown Ottawa.

SPACE AVAILABLE FOR SUBLEASE: Unit 410 - Available Immediately.

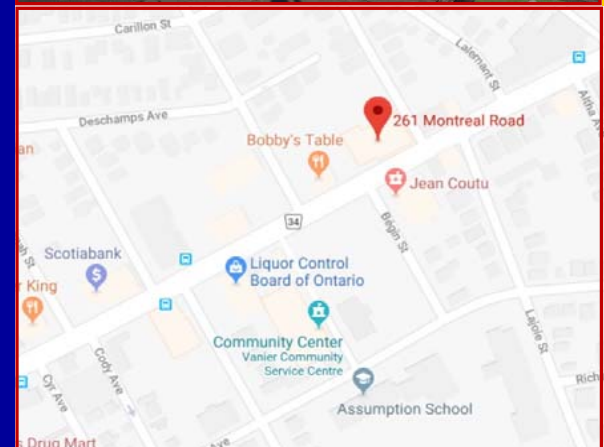
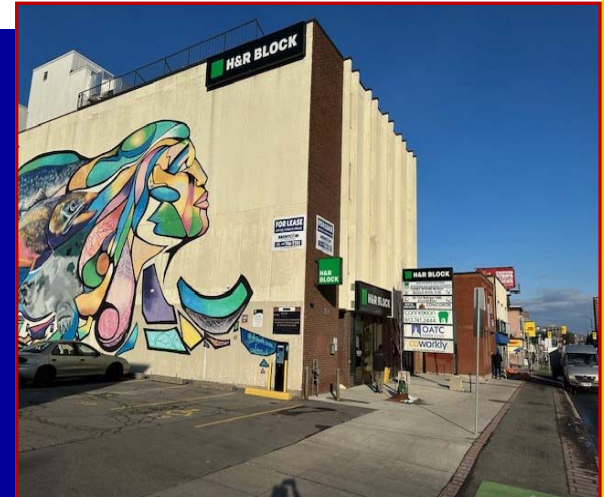
- ✓ Rentable Area is 1,274.69 S.F. Rent in Lease is 1,179.96 S.F.
- ✓ Lease Term expires January 31, 2029.
- ✓ All furniture, fixtures and equipment to be negotiated.

NET RENTAL RATE:

- ✓ Present Date to January 31, 2024 \$14.10 per square foot per annum.
- ✓ February 1, 2024 to January 31, 2025 \$14.50 per square foot per annum.
- ✓ February 1, 2025 to January 31, 2026 \$14.90 per square foot per annum.
- ✓ February 1, 2026 to January 31, 2027 \$15.30 per square foot per annum.
- ✓ February 1, 2027 to January 31, 2028 \$15.70 per square foot per annum.
- ✓ February 1, 2028 to January 31, 2029 \$16.10 per square foot per annum.

OPERATING COSTS:

- ✓ \$14.00 per square foot per annum (2024 estimate). Parking is also a separate charge in addition Rent in the amount of \$557.55 + HST.

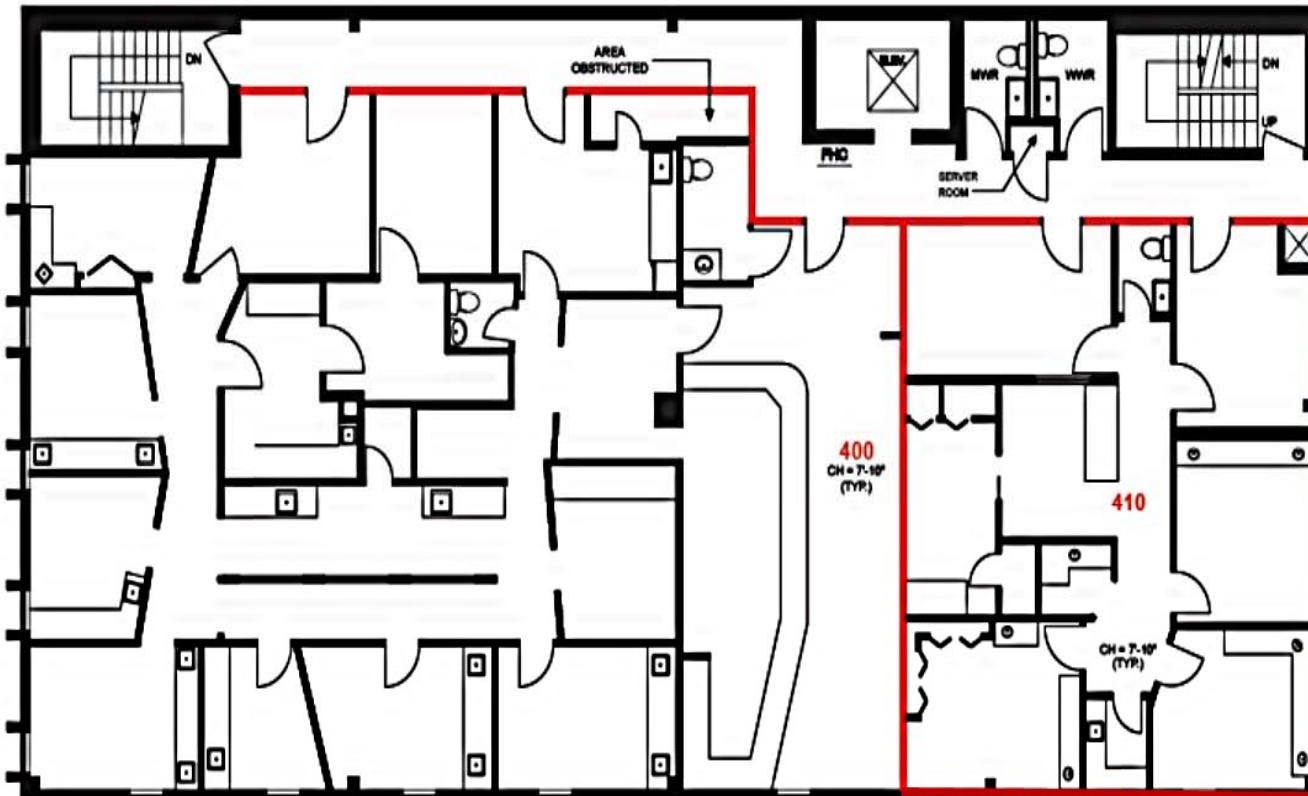


For more information please contact:

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Version	Created: 01/28/2022
FP1A	Measured: 12/06/2021

261 Montréal Road
 Ottawa, Ontario, Canada
Floor 04

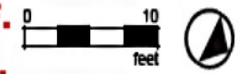


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Unit #410

For Sublease

Rentable Area is 1,274.69 S.F.
Rent in Lease is 1,179.96 S.F.



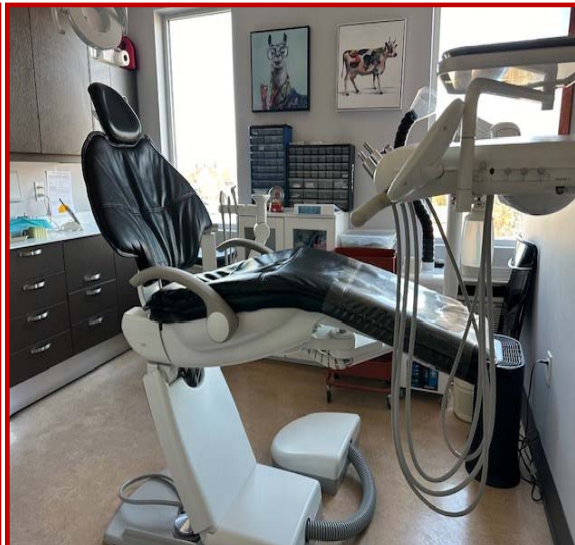
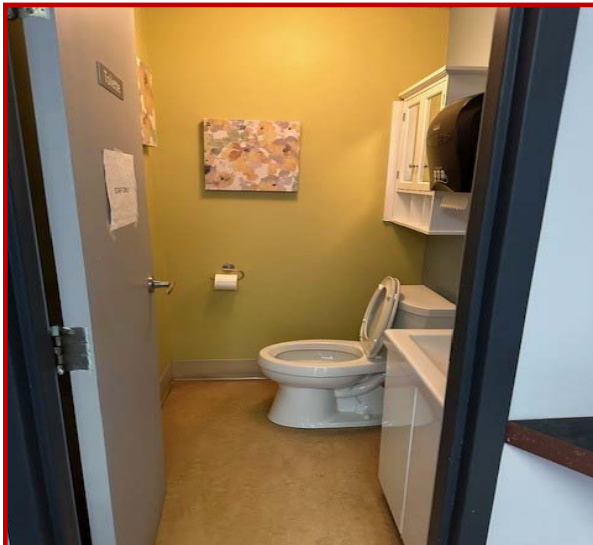
CAD drawings available upon request

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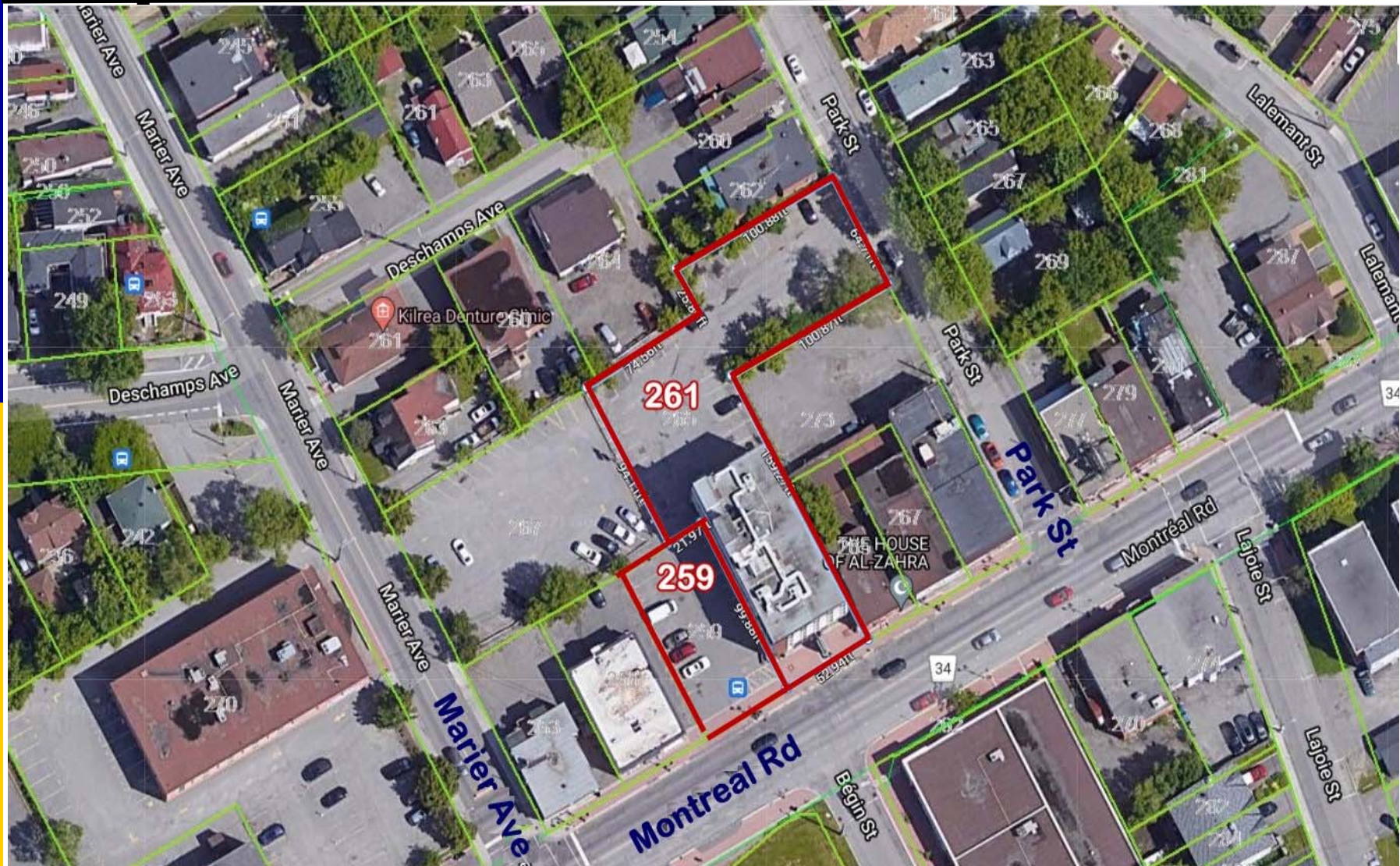
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