

FOR LEASE: OFFICE SPACE BRITTANY PROFESSIONAL CENTRE



649 Montreal Road , Ottawa, ON K1K 0T1

DESCRIPTION:

- ✓ Brittany Professional Centre is located on Montreal Road, a major arterial road in Ottawa East at Brittany Drive, between St. Laurent Blvd. and the Aviation Parkway. Close to Montfort Hospital. This high traffic location has excellent exposure, is well serviced by public transportation with direct access to major highways and downtown.
- ✓ Well established neighbourhood close to many national retailers such as Pizza Hut, Tim Horton's, McDonald's, RBC Bank, TD Bank, Dollarama, Independent Grocer, Farm Boy, Shoppers Drug Mart and Rexall.
- ✓ Office space ideal for professional office for Health & Wellness (Dental & Medical), Professionals, Consultants, Lawyers, General Office.

SECOND FLOOR SPACE AVAILABLE:

- ✓ **Suite 200** - Approx. 1,666 square feet rentable. Vacant – immediate availability.

NET RENTAL RATE:

- ✓ \$ 17.00 per square foot net per annum.

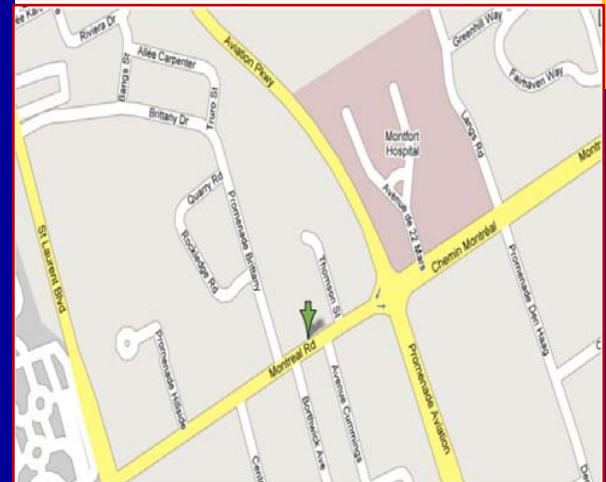
OPERATING COSTS:

- ✓ \$ 17.00 per square foot (estimate). Operating Costs Includes realty taxes, condo fees, insurance and management fees; condo fees include all utilities exterior grounds maintenance including snow removal and landscaping and reserve fund contribution.

SIGNAGE, PARKING AND ACCESS:

- ✓ Excellent Storefront and potential Pylon signage on Montreal Road.
- ✓ Ample parking. Good Access and Egress.

649 MONTREAL ROAD, OTTAWA, ON



For more information please contact:

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

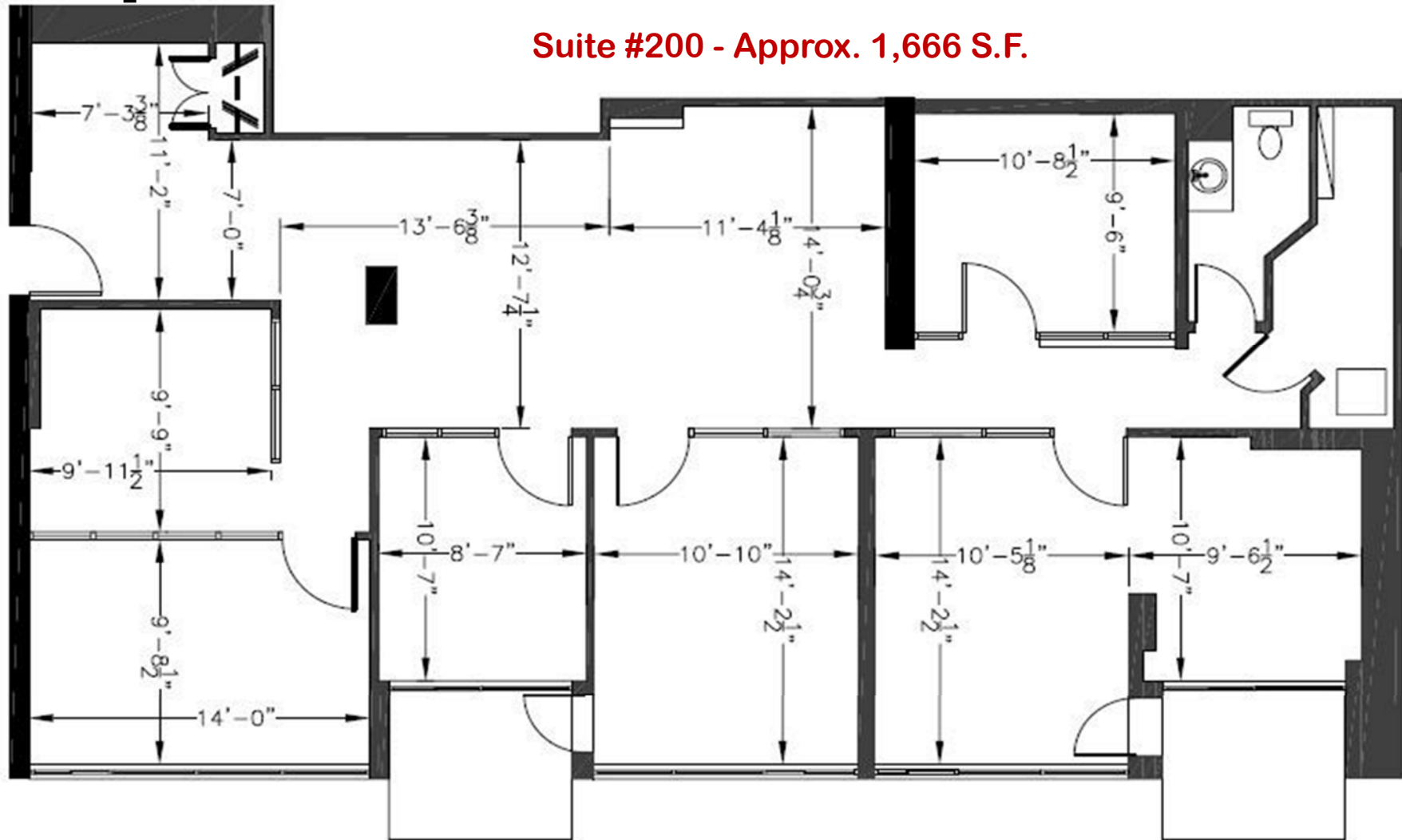
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FOR LEASE - OFFICE SPACE

Suite 200, 649 Montreal Road



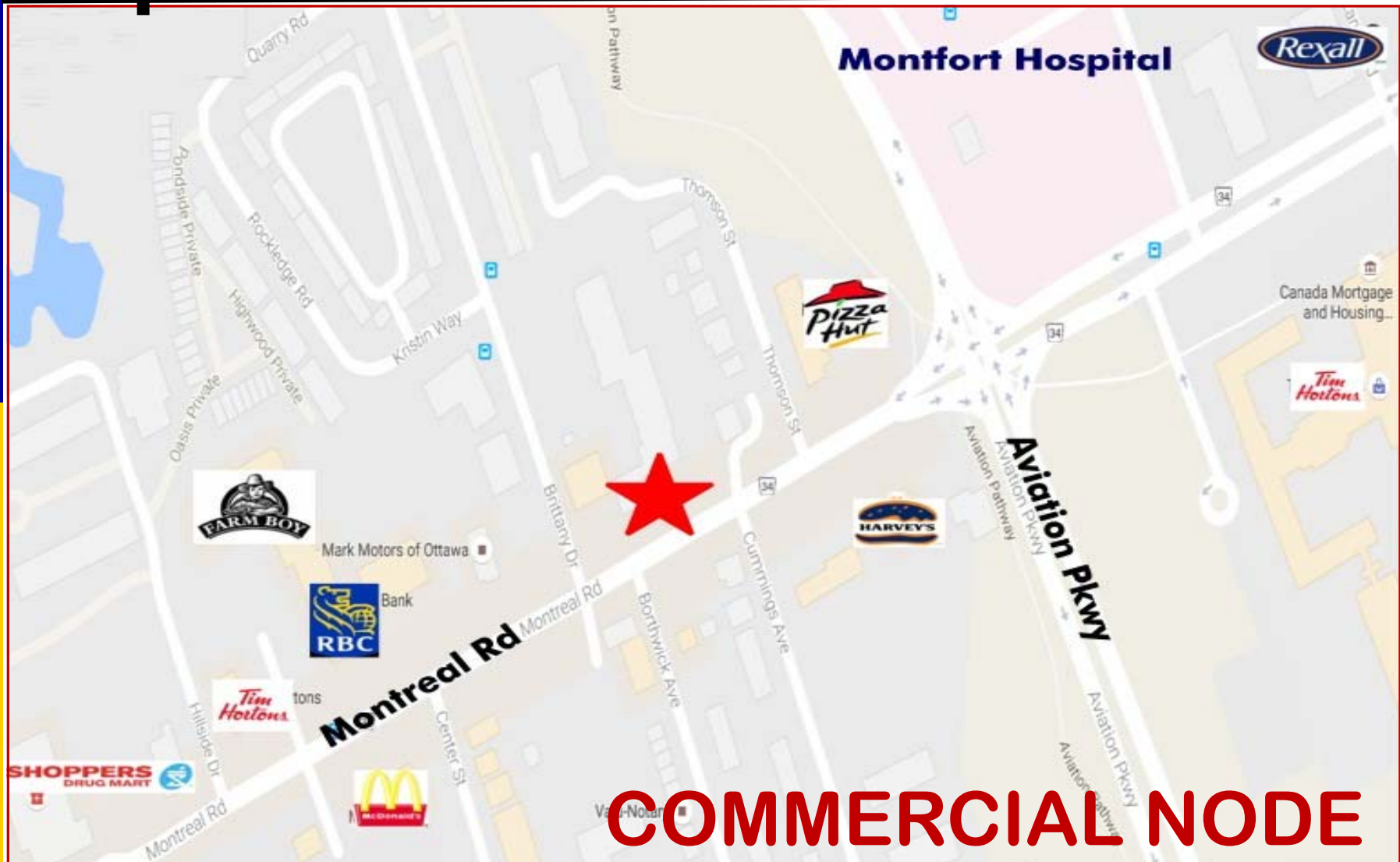
Suite #200 - Approx. 1,666 S.F.



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