FOR LEASE: OFFICE SPACE
BRITTANY PROFESSIONAL CENTRE

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

649 Montreal Road , Ottawa, ON K1K 0T1

649 MONTREAL ROAD, OTTAWA, ON

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 202 - Approx. 4,702 square feet rentable.
✓ Suite 203 - Approx. 2,313 square feet rentable.

**NET RENTAL RATE:**

✓ $ 16.00 per square foot net per annum.

OPERATING COSTS:

✓ $ 17.50 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.
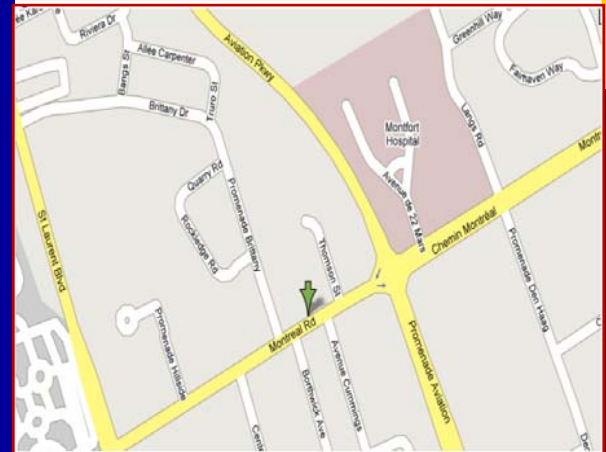
For more information please contact:

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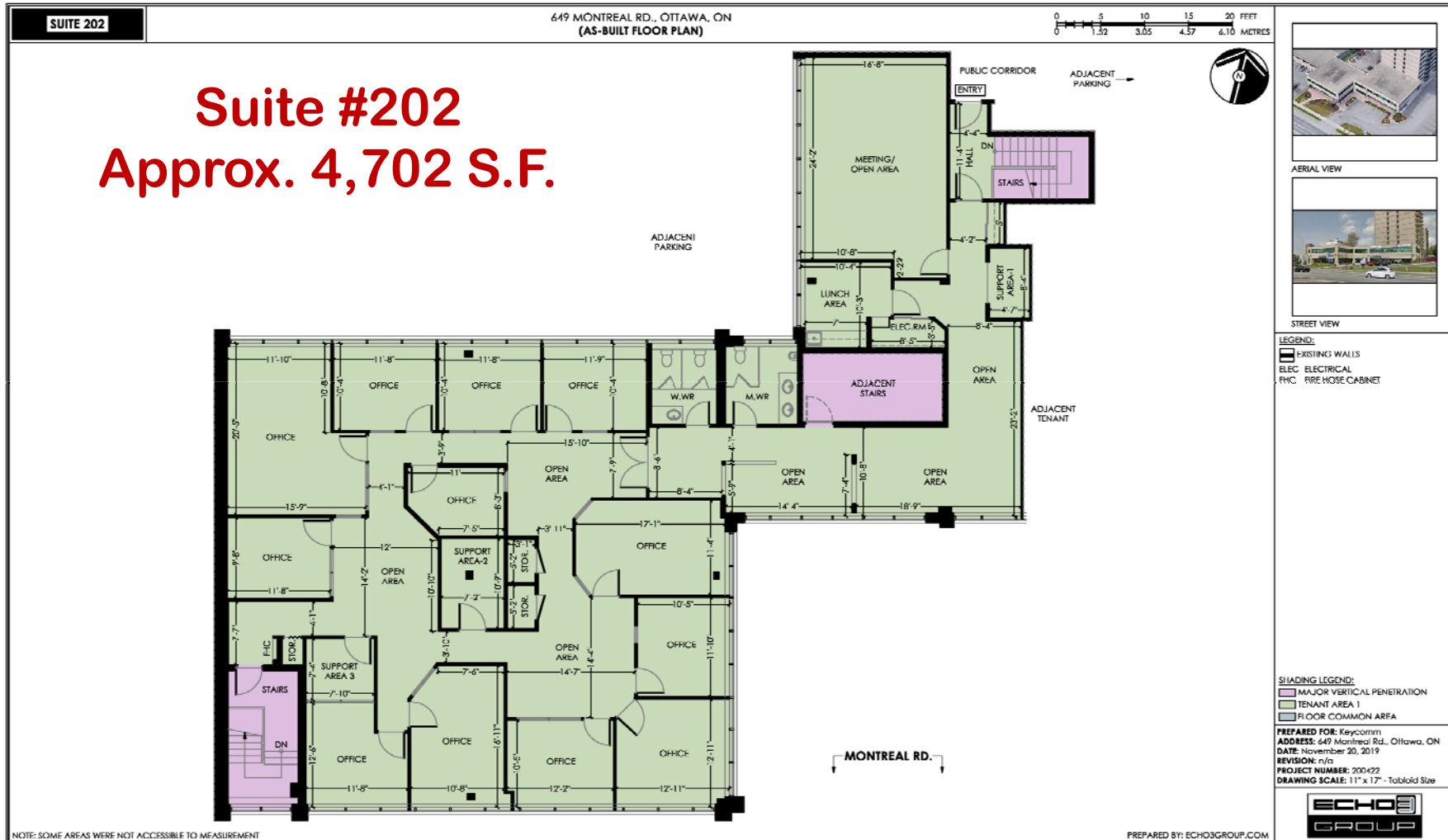Email: brent@brentcomrealty.com
www.brentcomrealty.com

FOR LEASE - OFFICE SPACE
Suite 202, 649 Montreal Road

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

SUITE 202

649 MONTREAL RD., OTTAWA, ON
(AS-BUILT FLOOR PLAN)

0 5 10 15 20 FEET
0 1.52 3.05 4.57 6.10 METRES

Suite #202
Approx. 4,702 S.F.

PUBLIC CORRIDOR
ENTRY
ADJACENT PARKING

DN
HALL
MEETING/ OPEN AREA
STAIRS

ADJACENT PARKING

SUPPORT AREA-1

LUNCH AREA

ELEC.RM

OPEN AREA

ADJACENT TENANT

OFFICE OFFICE OFFICE
W.WR M.WR
ADJACENT STAIRS

OFFICE

OPEN AREA

OPEN AREA OPEN AREA

OFFICE
OFFICE
SUPPORT AREA-2
STOR.
STOR.
STOR.
OFFICE
OPEN AREA

FHC
STOR.
SUPPORT AREA 3
STAIRS
OPEN AREA
OFFICE

DN
OFFICE OFFICE OFFICE OFFICE

MONTREAL RD.

AERIAL VIEW

STREET VIEW

LEGEND:
EXISTING WALLS
ELEC ELECTRICAL
FHC FIRE HOSE CABINET

SHADING LEGEND:
MAJOR VERTICAL PENETRATION
TENANT AREA 1
FLOOR COMMON AREA

PREPARED FOR: Keycomm
ADDRESS: 649 Montreal Rd., Ottawa, ON
DATE: November 20, 2019
REVISION: n/a
PROJECT NUMBER: 200422
DRAWING SCALE: 11" x 17" - Tabloid Size

ECHO3 GROUP

NOTE: SOME AREAS WERE NOT ACCESSIBLE TO MEASUREMENT

PREPARED BY: ECHO3GROUP.COM

FOR LEASE - OFFICE SPACE
Suite 202, 649 Montreal Road

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

SUITE #202
***POTENTIAL* SPLIT PLAN**
UP TO 2,500 S.F.
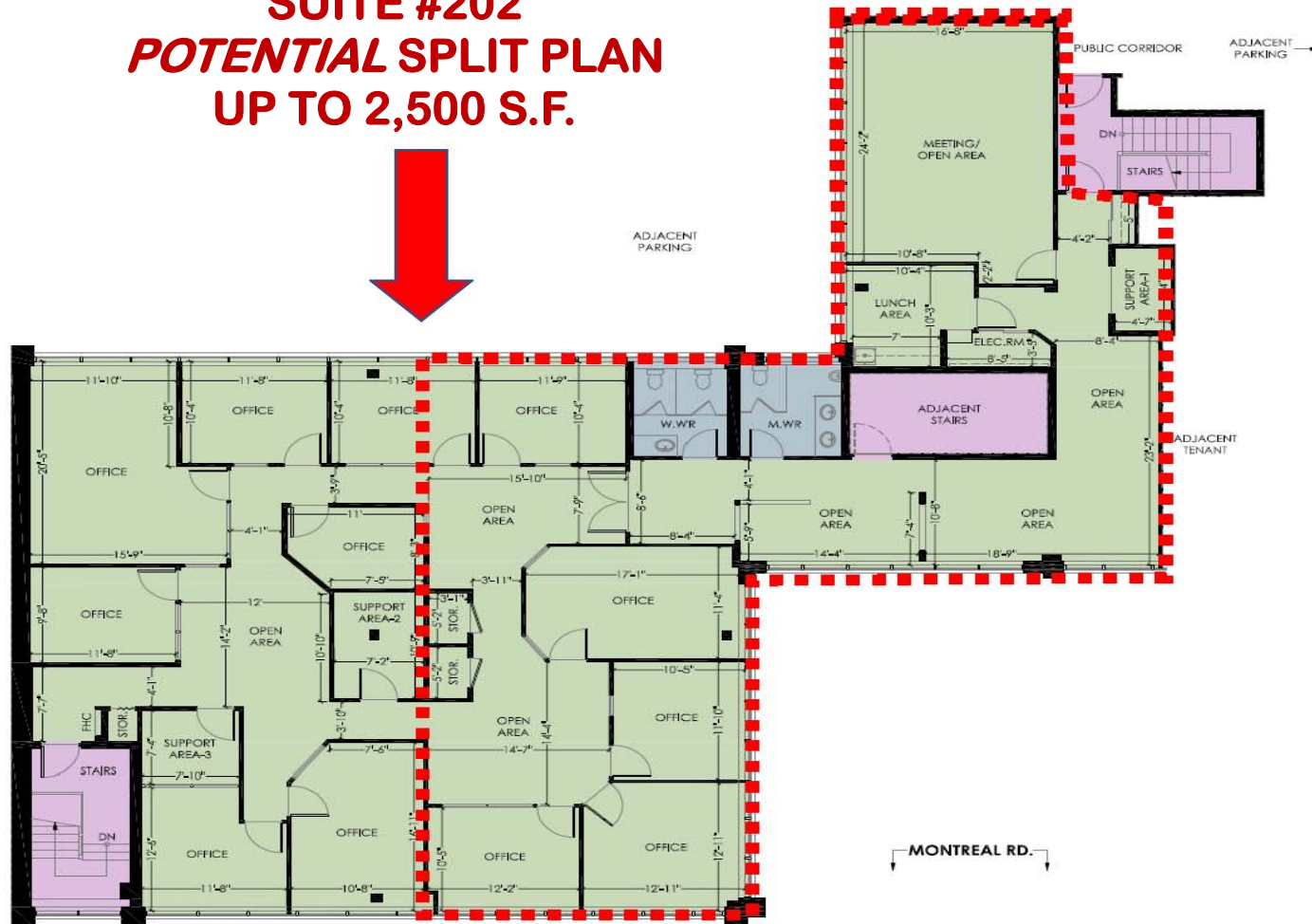
FOR LEASE - OFFICE SPACE
Suite 203, 649 Montreal Road
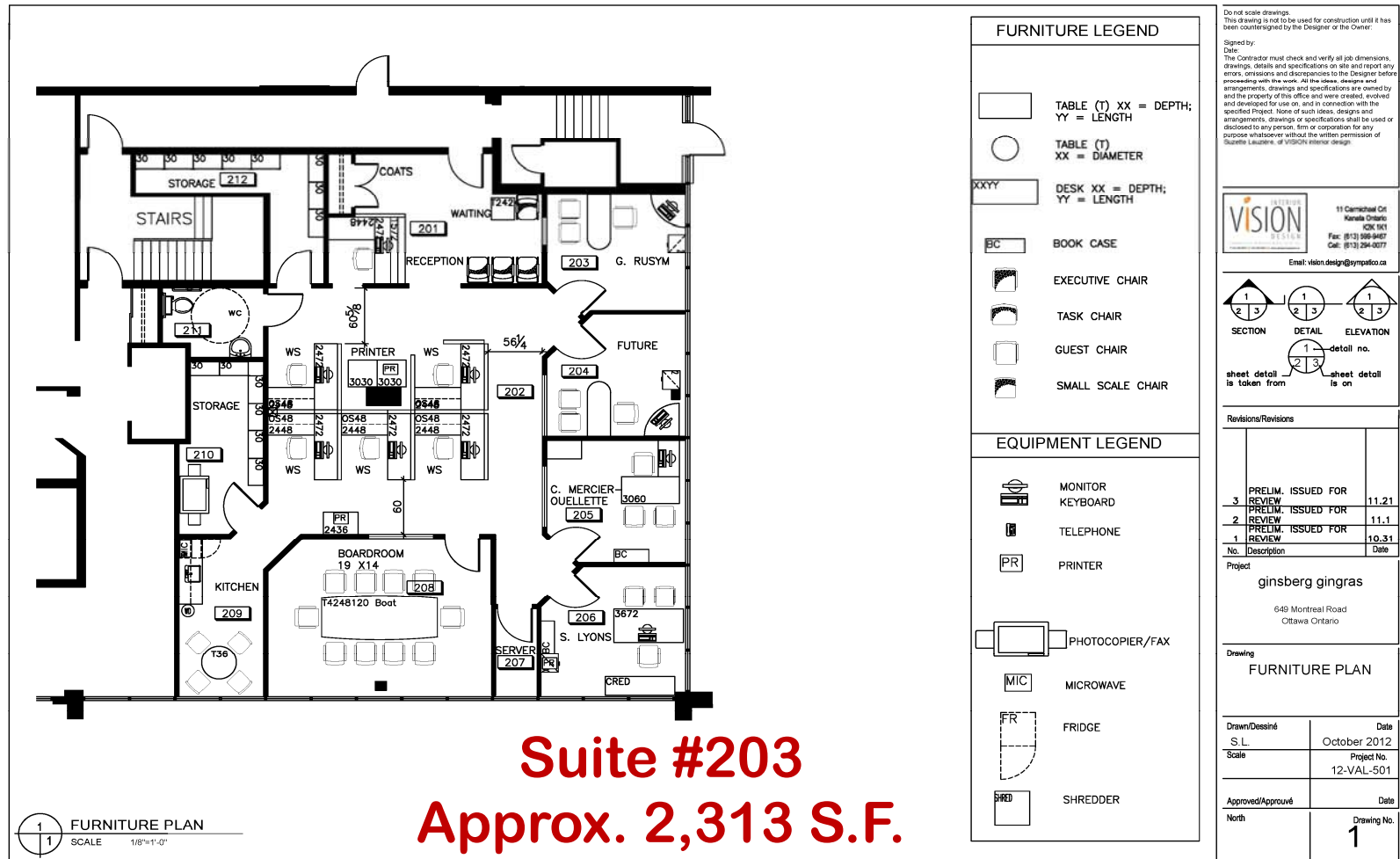
BRENTCOM
REALTY CORPORATION, BROKERAGE
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING

Suite #203
Approx. 2,313 S.F.

FURNITURE LEGEND

Symbol	Description
▭	TABLE (T) XX = DEPTH; YY = LENGTH
◯	TABLE (T) XX = DIAMETER
XXYY	DESK XX = DEPTH; YY = LENGTH
BC	BOOK CASE
	EXECUTIVE CHAIR
	TASK CHAIR
	GUEST CHAIR
	SMALL SCALE CHAIR

EQUIPMENT LEGEND

Symbol	Description
	MONITOR KEYBOARD
	TELEPHONE
PR	PRINTER
	PHOTOCOPIER/FAX
MIC	MICROWAVE
FR	FRIDGE
SHRD	SHREDDER

FURNITURE PLAN
SCALE 1/8"=1'-0"

SECTION   DETAIL   ELEVATION

detail no.
sheet detail is taken from
sheet detail is on

Revisions/Revisions

No.	Description	Date
3	PRELIM. ISSUED FOR REVIEW	11.21
2	PRELIM. ISSUED FOR REVIEW	11.1
1	PRELIM. ISSUED FOR REVIEW	10.31

Project
ginsberg gingras
649 Montreal Road
Ottawa Ontario

Drawing
FURNITURE PLAN

Drawn/Dessiné	Date
S.L.	October 2012
Scale	Project No.
	12-VAL-501
Approved/Approuvé	Date
North	Drawing No.
	1

12-VAL-500.DWG
File Name:

FOR LEASE: RETAIL / OFFICE
BRITTANY PROFESSIONAL CENTRE

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

COMMERCIAL NODE