

FOR LEASE

CDNGLOBAL[®]



2725 QUEENSVIEW DRIVE | OTTAWA, ON
SUITE 600 – LOWER LEVEL

LEASE DETAILS

SIZE AVAILABLE Approx. 1,200 sq.ft.

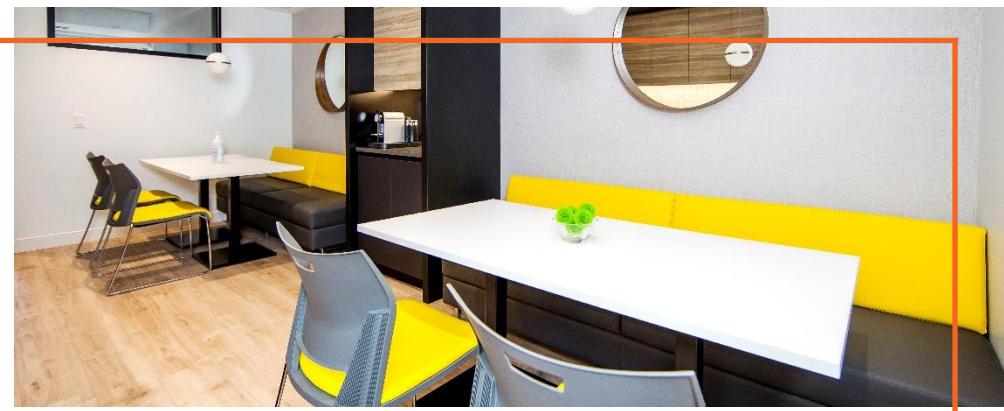
GROSS RENTAL RATE \$3,500.00 per month plus HST

ADDITIONAL RENT AND UTILITIES Included in Gross Rent (Phone and Internet extra)

PARKING On-site

AVAILABILITY Immediate

TERM Five (5) years



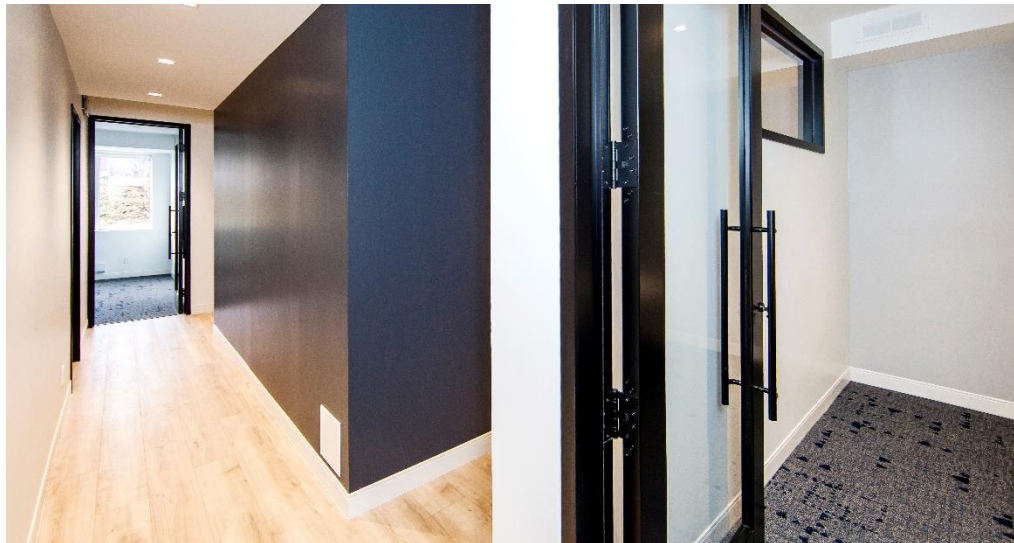
PROPERTY DETAILS

Prime office location for lease close to the Queensway at Pinecrest Road in Ottawa, Ontario known as 'The Chambers'. The Chambers is a professional, beautifully maintained brick building constructed in 2006. The building is fixtured with beautiful accent lighting and new carpets.

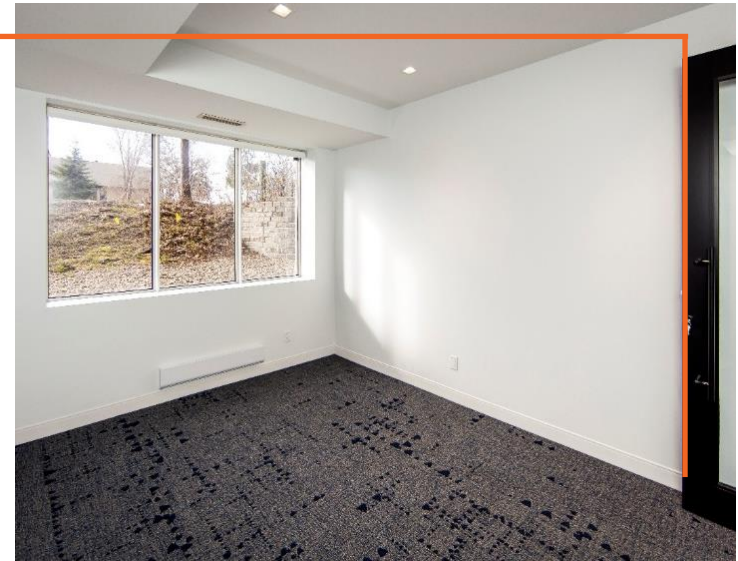
Lower-level office space of approximately 1,200 sq. ft. Elegantly decorated with three (3) private offices, kitchenette and dining area, a full 3-piece washroom, storage room, and open area. Possibility to have access to Boardroom facilities on the main level. Parking is located directly in front of unit with a private secure entryway.

DEMOGRAPHICS

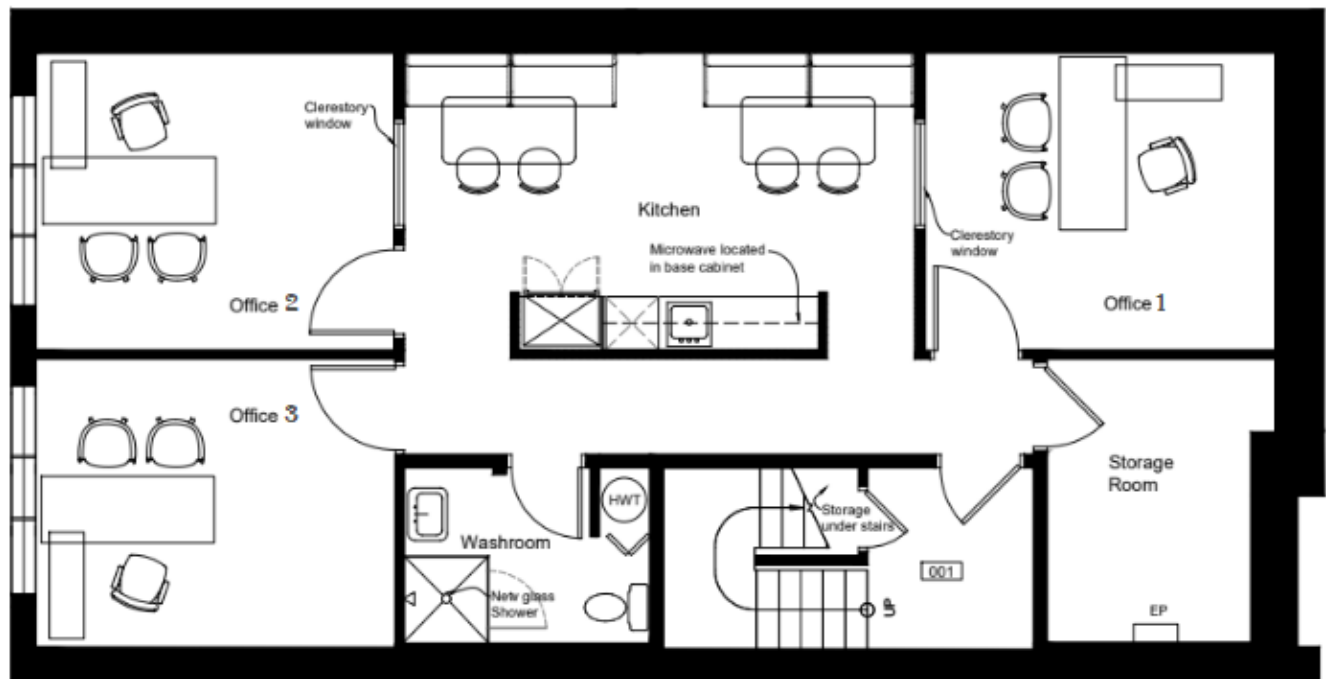
Radius	2 Kms	5 Kms	10 Kms
Population (2022)	46,104	147,743	477,645
Population (2027)	49,260	158,426	514,942
Population (2032)	53,037	170,861	556,816
Projected Annual Growth 2022-2032	1.5%	1.6%	1.7%
Median Age	38.2	41.1	39.6
Average Household Income	\$84,742	\$102,463	\$107,752



SUITE PHOTOS



FLOOR PLAN



1 Lower Level
 Scale: 1/4" = 1'-0"

AERIAL MAP





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