

OFFICE SPACE

2255 ST. LAURENT BLVD.
Ottawa, Ontario

SUMMARY

Second floor office space available with elevator access in a three-storey multi-tenant office building. Various unit sizes available ranging from 110 sq. ft. to approximately 1,962 sq. ft. Units 205 E & G are mini offices within a larger unit.

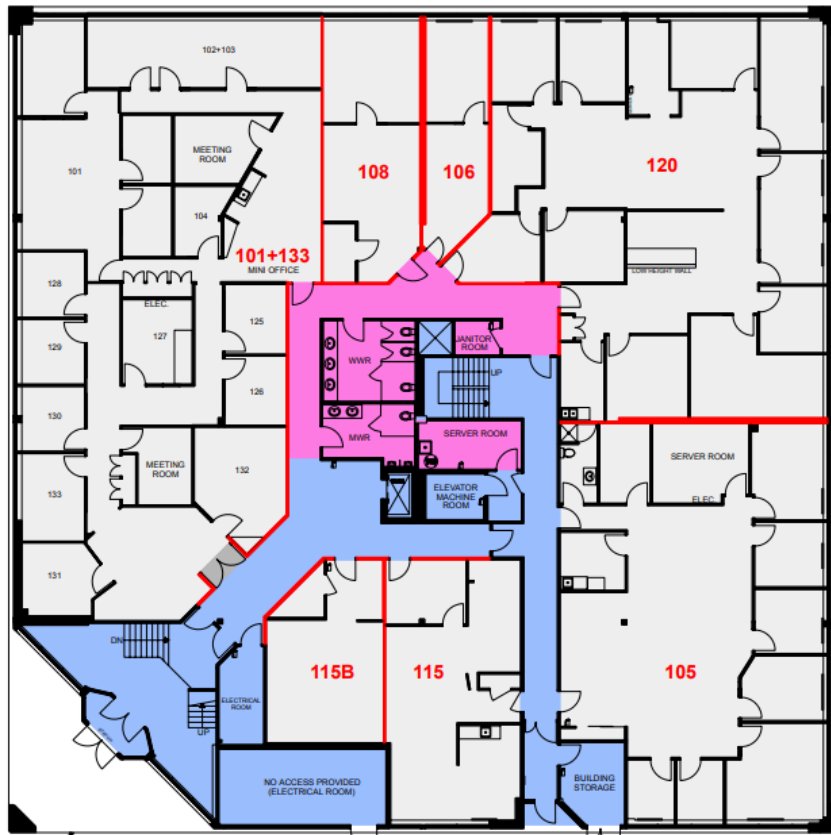
The building has shared washrooms and kitchenette. Pylon signage on street. Landlord will work with tenant to help with the design and construction of the office space for units 202 & 203.

PROPERTY DETAILS

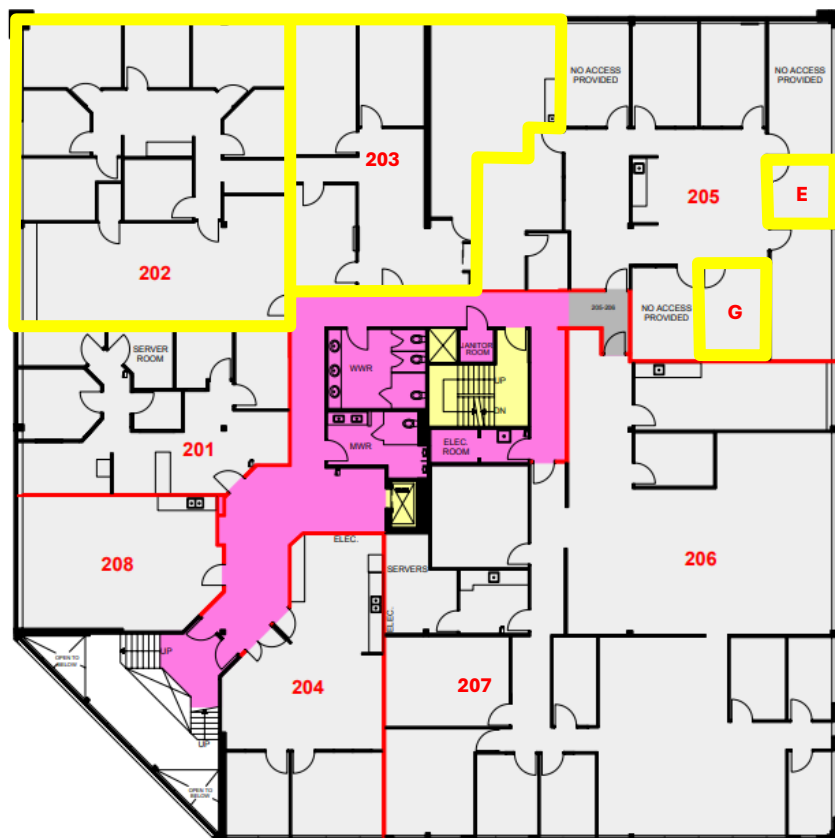
SIZE	Suite 202 – 1,962 sq. ft. Suite 203 – 1,645 sq. ft. (UNDER NEGOTIATION) Suite 205 E – 110 sq. ft. (MINI OFFICE) Suite 205 G – 140 sq. ft. (MINI OFFICE)
RENTAL RATE	Suite 202 & 203: \$12.00/sq. ft. (triple net) Suite 205 E: \$500/month + HST (gross) Suite 205 G: \$600/month + HST (gross)
ADDITIONAL RENT	\$12.00 per sq.ft. (estimated) year ending December 31, 2024
PARKING	Ample, on site
AVAILABILITY	Immediate

FLOOR PLAN

First Floor



Second Floor



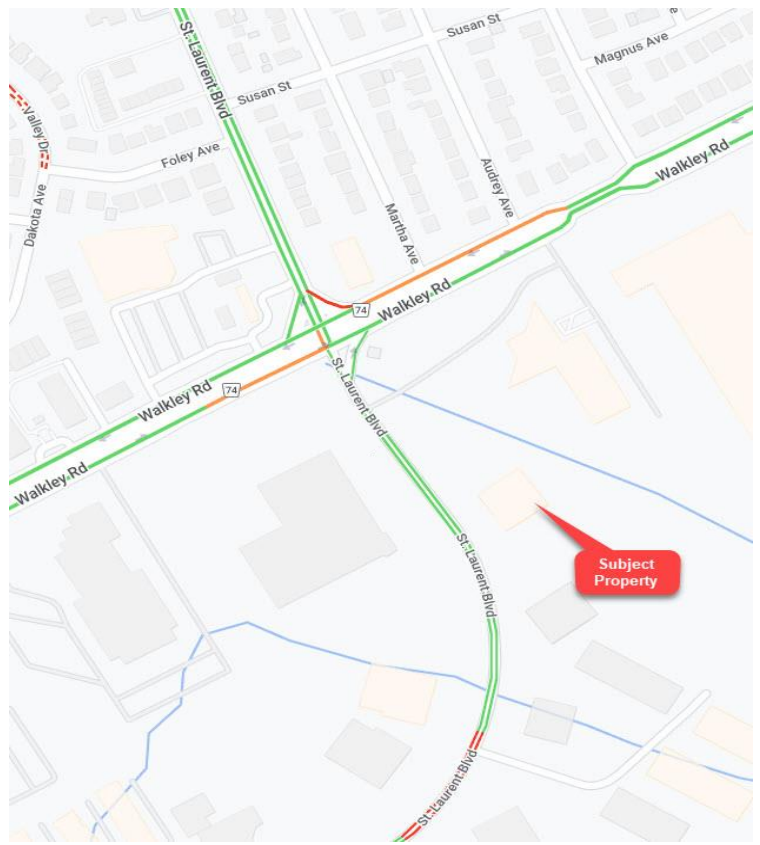


2255 St. Laurent Directory

Business Name	Phone	Address	Phone
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2255 ST. LAURENT BLVD.



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