

**AVISON
YOUNG**



2781 | **LANCASTER ROAD**
OTTAWA, ON

Partnership. Performance.

OFFICE SPACE FOR LEASE

- Office suites from 1,707 sf to 2,629 sf
 - Central East Location



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Location

Highway 417 at Walkley Road

Opportunity

100 2,442 sf

200—9,779 sf **LEASED**

300 1,707 sf

401 2,629 sf

402—7,150 sf **LEASED****Asking Net Rent**

\$12.00 psf

Additional Rent

\$13.76 psf (2017 estimate)

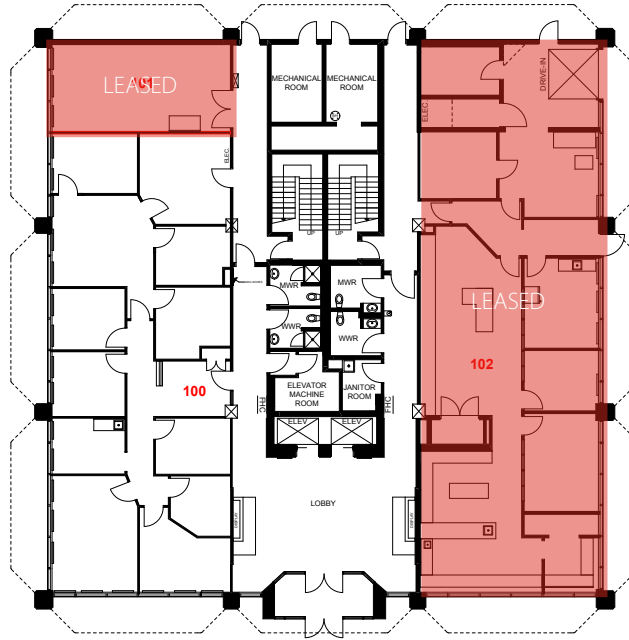
Highlights

- Abundance of natural light
- HVAC upgrades completed
- Green space, picnic tables, and bike storage on site
- Numerous food service amenities nearby
- Exceptional vehicular access from all points of the city
- Free parking for tenants and visitors
- Common showers on site for tenants
- Pylon signage and potential for building signage
- Available immediately

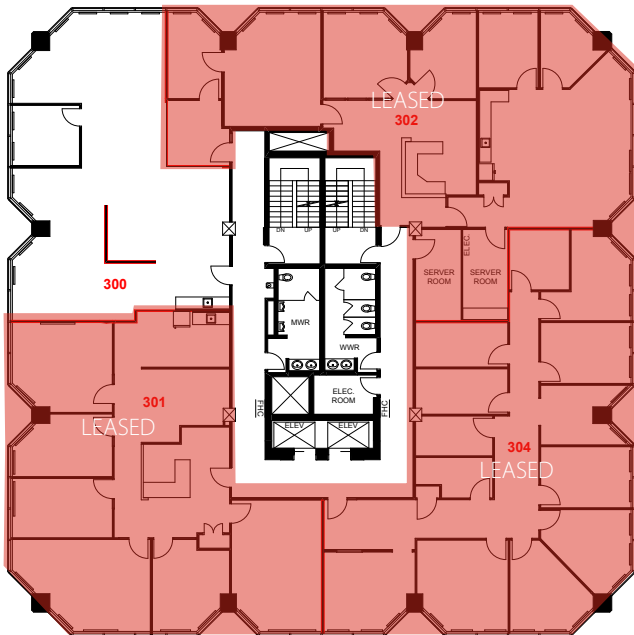


Floor Plans

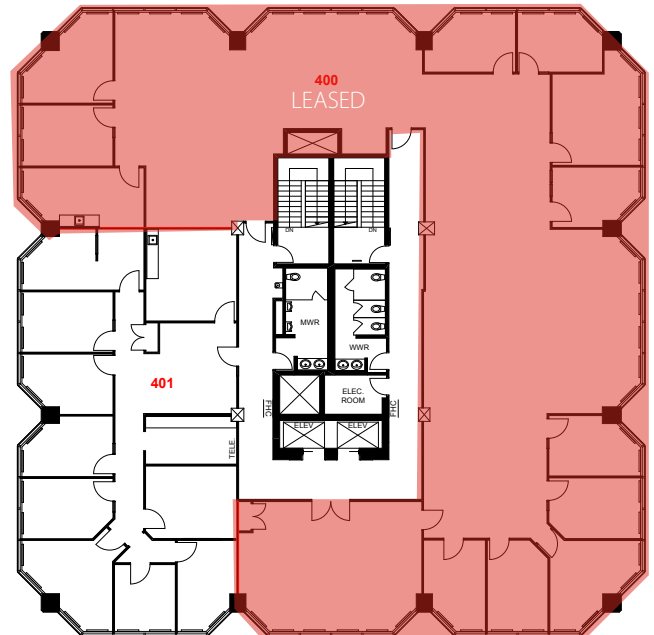
Ground Floor



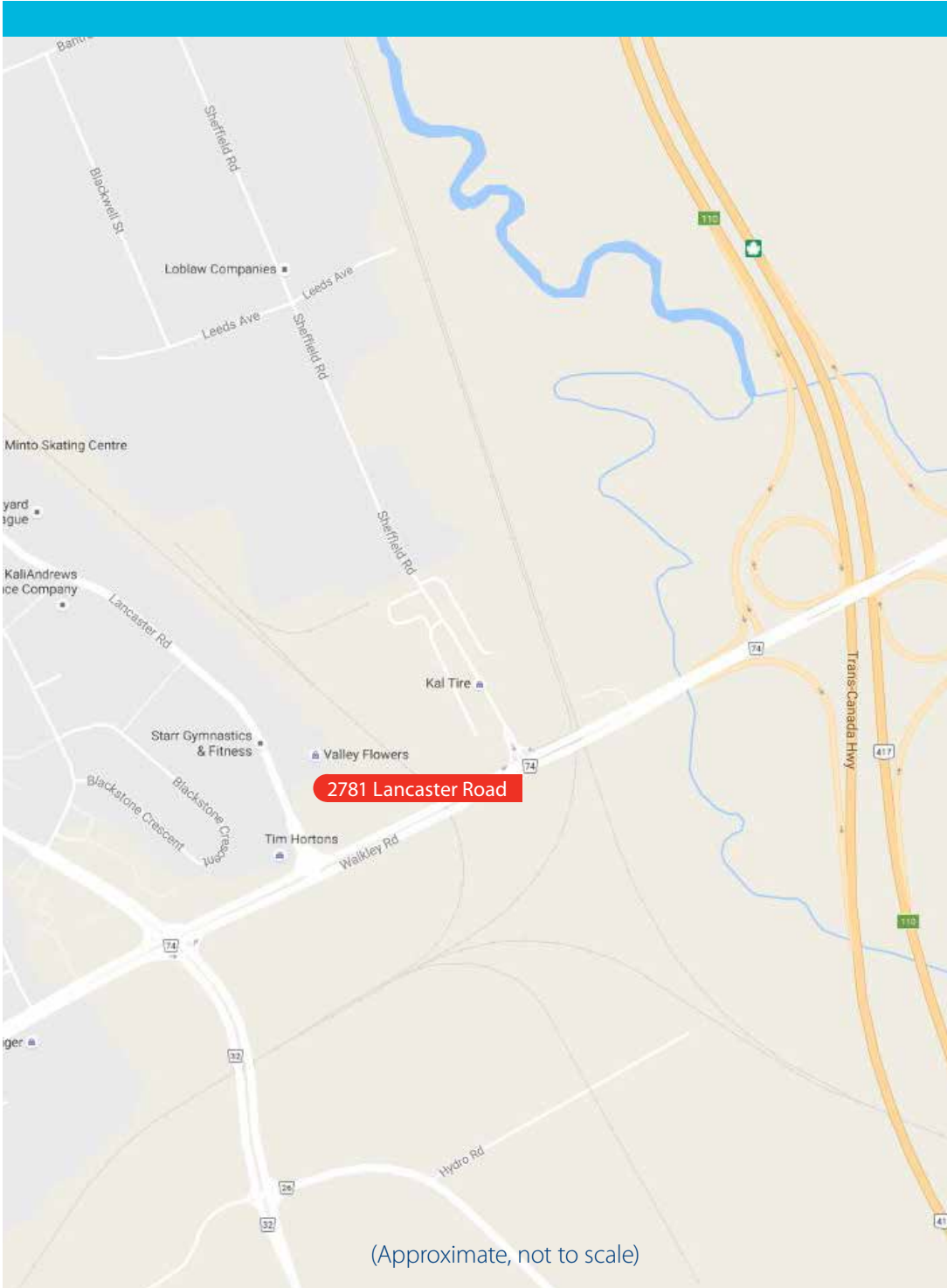
3rd Floor



4th Floor



(Approximate, not to scale)



2781 Lancaster Road

(Approximate, not to scale)



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