



For Lease

245 Menten Place, Suite 102 & 310 | Ottawa, ON

Class 'A' Office Space Available For Lease

This property offers high visibility, located in Ottawa's Bells Corners at the intersection of Moodie Drive and Menten Place West. With easy access to public transportation and Highway 416 & 417.

Accelerating success.

Asking

\$16.00
PSF

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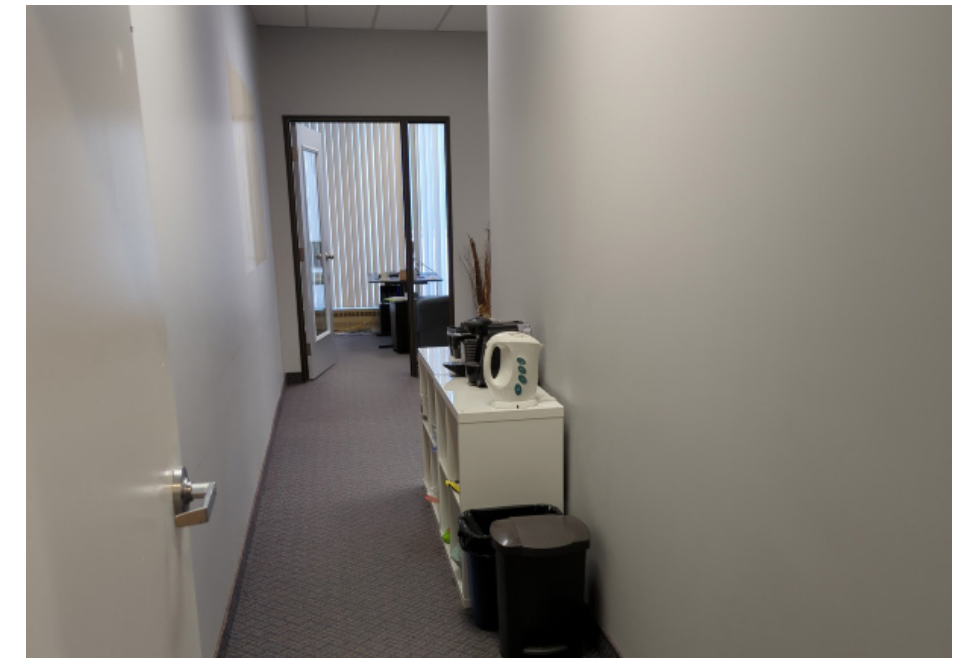
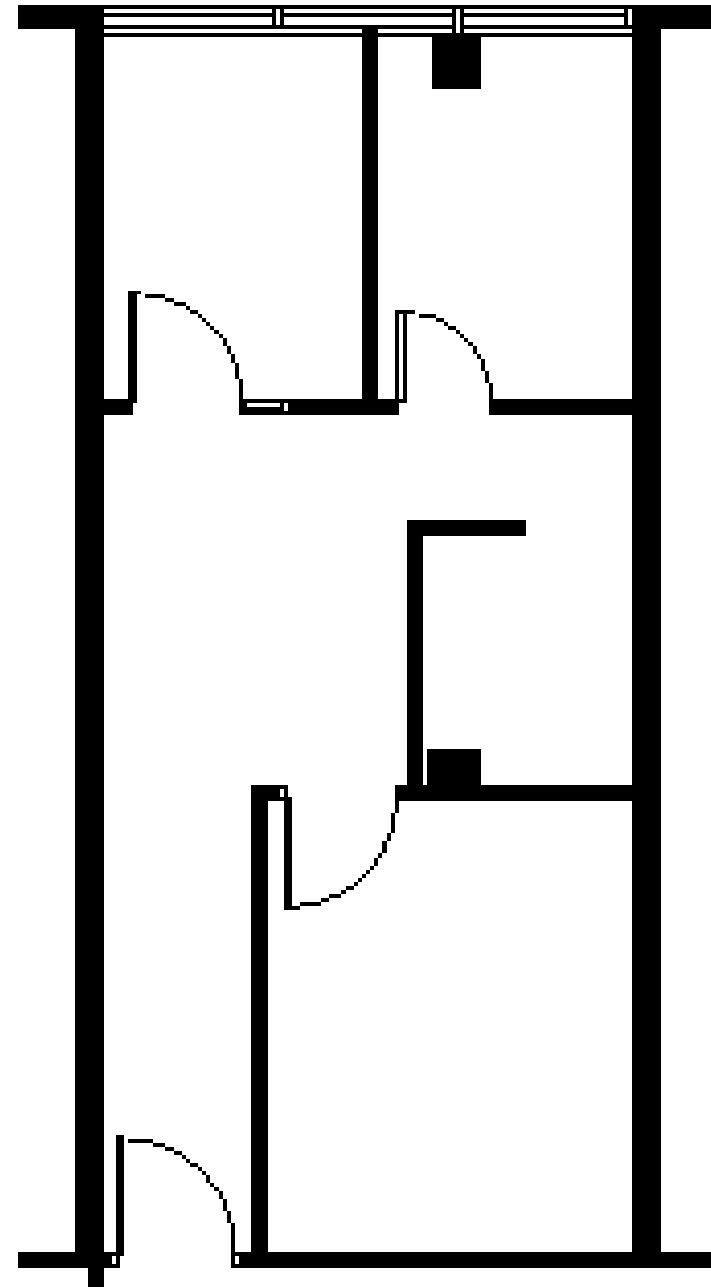
Property Overview

Available: Immediately
Suite 102: 572 SF
Asking Rent: \$15.00 PSF
Additional Rent: \$17.67 PSF

LEASED

- Class 'A' suburban office building
- Mix of open and enclosed areas
- Customizable leasehold improvement packages available
- Pylon signage available fronting Moodie Drive
- New hotel and restaurant open across the street
- Close to a variety of retail amenities
- Abundance of on-site parking (4:1,000 SF)

Floor Plan

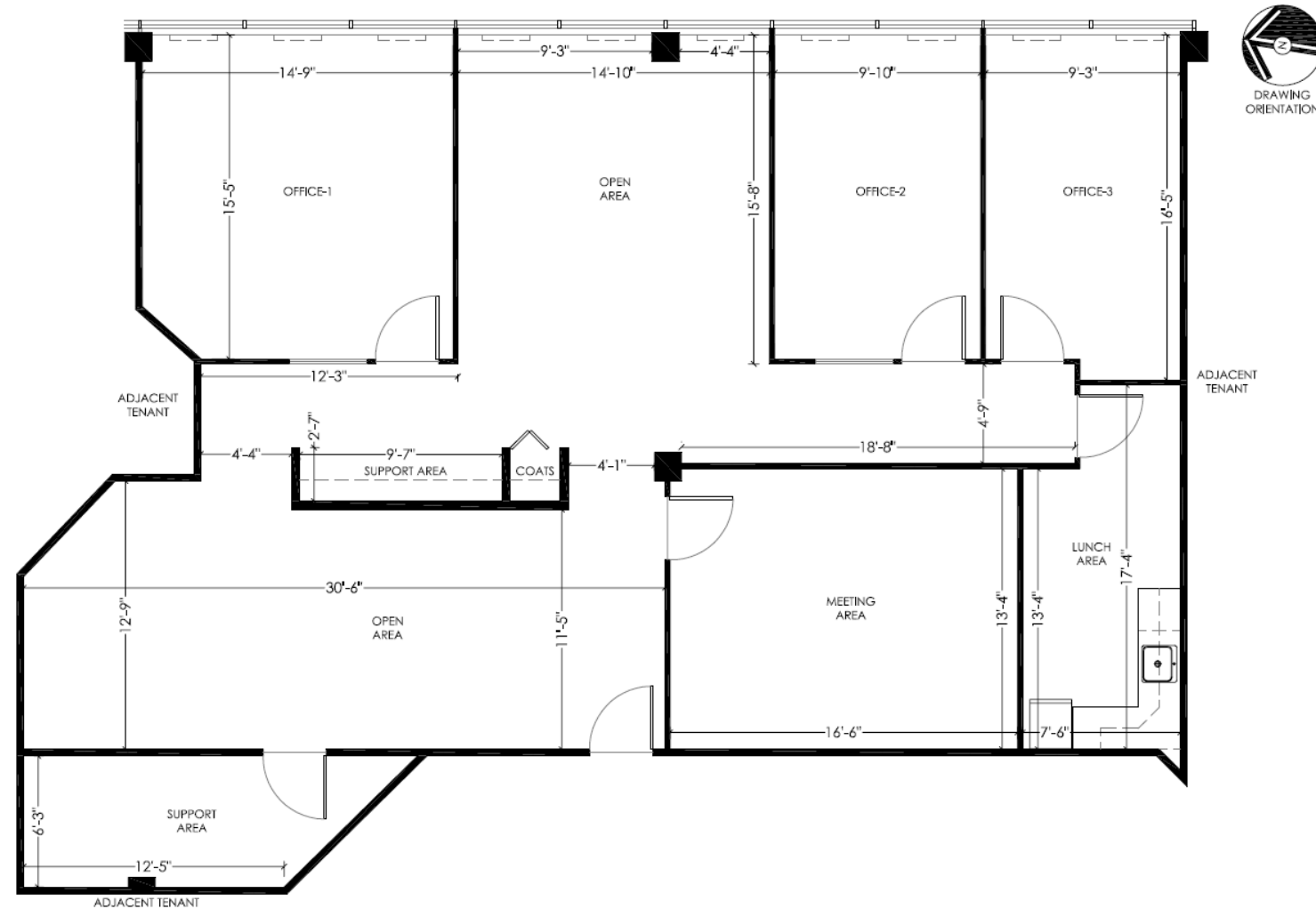


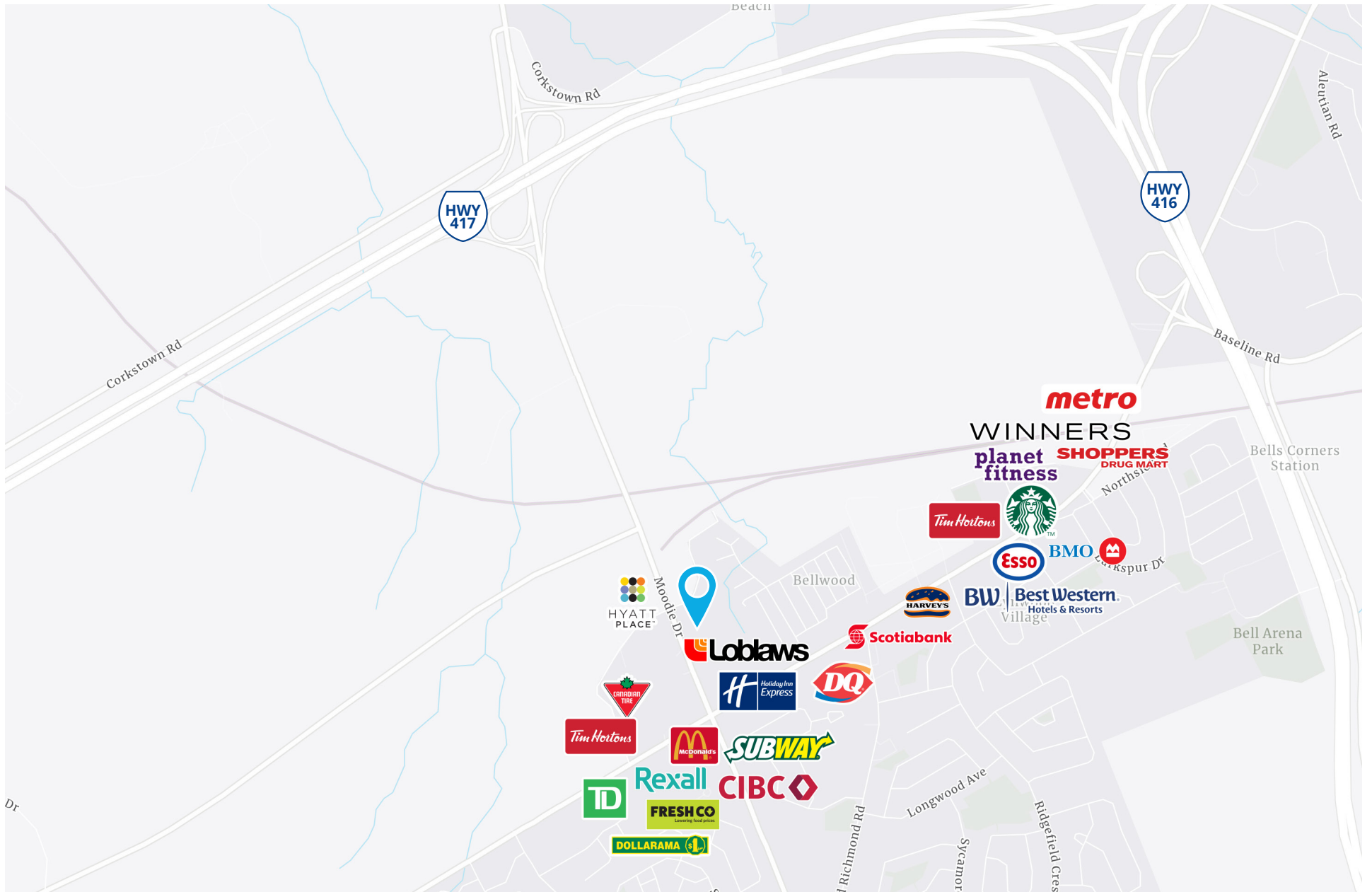
Property Overview

Available: June 1, 2024
 Suite 310: 2,185 SF
 Asking Rent: \$16.00 PSF
 Additional Rent: \$17.67 PSF

- Class 'A' suburban office building
- Open area, meeting room, lunch room, three offices, support area and reception
- Customizable leasehold improvement packages available
- Pylon signage available fronting Moodie Drive
- New hotel and restaurant open across the street
- Close to a variety of retail amenities
- Abundance of on-site parking (4:1,000 SF)

Floor Plan





Surrounding Area



Close to
Highway 417



On-site
parking



1 min walk
to bus stop



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