

FOR LEASE

OFFICE SPACE



720 BELFAST ROAD

302 -880 SF of Second Floor Office Available

FOR MORE INFORMATION CONTACT:

SCOTT MACKAY, Broker
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SARAH VANDENBELT, Broker
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P- 613-723-8944 F- 613-244-1255
720 Belfast Road Suite 210, Ottawa, ON, K1G 0Z5

www.facilitiescommercial.com



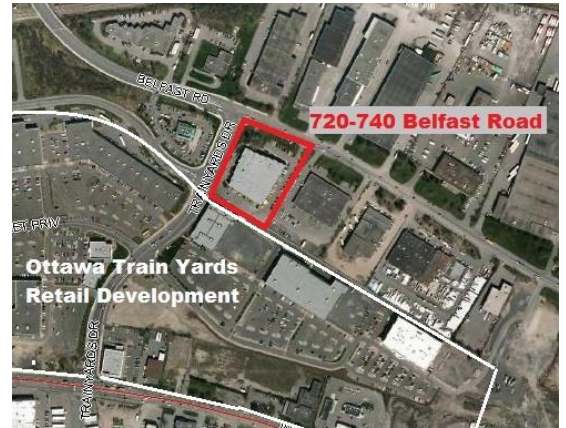
**FACILITIES
COMMERCIAL**
REALTY INC. BROKERAGE

Although the above information is from sources believed reliable, no warranty or representation is made as to its accuracy and being subject to errors, omissions, conditions, prior sale or lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.

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SECOND FLOOR OFFICE SPACE



- LOCATION:** Located on the corner of Belfast Rd. and Terminal Ave, just minutes from the Queensway. Adjacent to the Ottawa Trainyards retail project with multiple restaurants, and Tim Horton's/Wendy's across the street. OC Transpo bus stop located at the entrance to the building.
- BUILDING:** Attractive two story 43,000 SF Office/Industrial flex building with excellent curb appeal. Fully sprinklered, single phase and 3 phase power available. Tenant's will enjoy ample parking, fibre internet, common area washrooms and kitchens, individual storage lockers available for rent, building and pylon signage options, and common area nightly cleaning. Owner/manager located on site.
- ZONING:** IG3
- GROSS RENT:** Includes base rent, CAM, realty taxes, building insurance gas, hydro and water. In-suite cleaning available at an additional cost.

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SECOND FLOOR OFFICE SPACE

Suite 209 302 SF \$21.00 Gross

Suite 207 562 SF \$21.00 Gross

Suite 203 580 SF \$21.00 Gross

Suite 216 880 SF \$21.00 Gross



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