

427

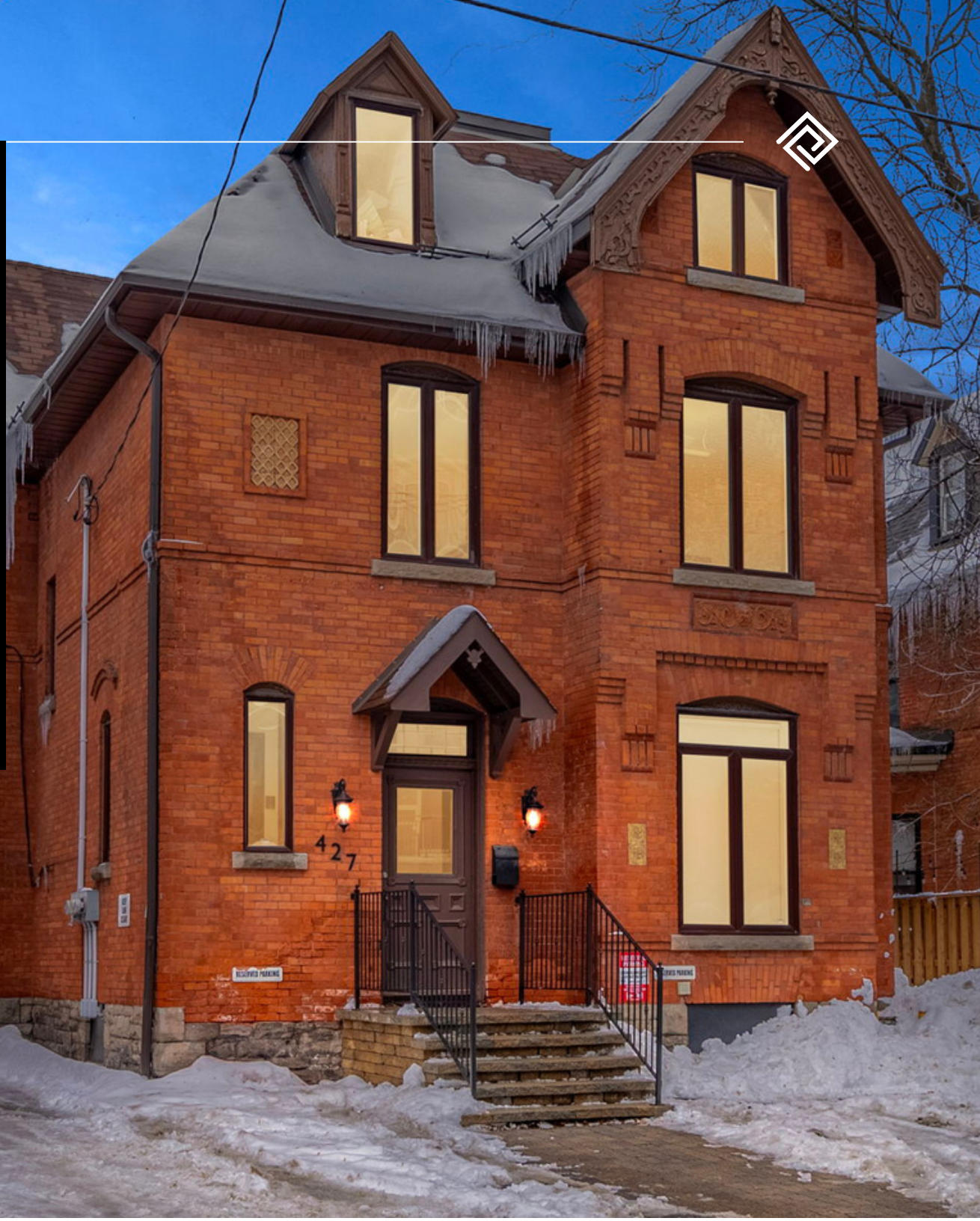
Gilmour Street

Central office space

FOR LEASE



PARADIGM
COMMERCIAL





Property Overview

Gilmour Street, Ottawa, ON

2,424 sq. ft.

A ready-to-occupy unit is for lease at 427 Gilmour. This turnkey, second and third-floor unit is 2,424 SF and located on the north side of Gilmour between Kent and Bank Street.

MLS # 1375860

Expenses \$11.98 / SF

\$18 / SF Net



Prime location



Parking Spaces: up to 6

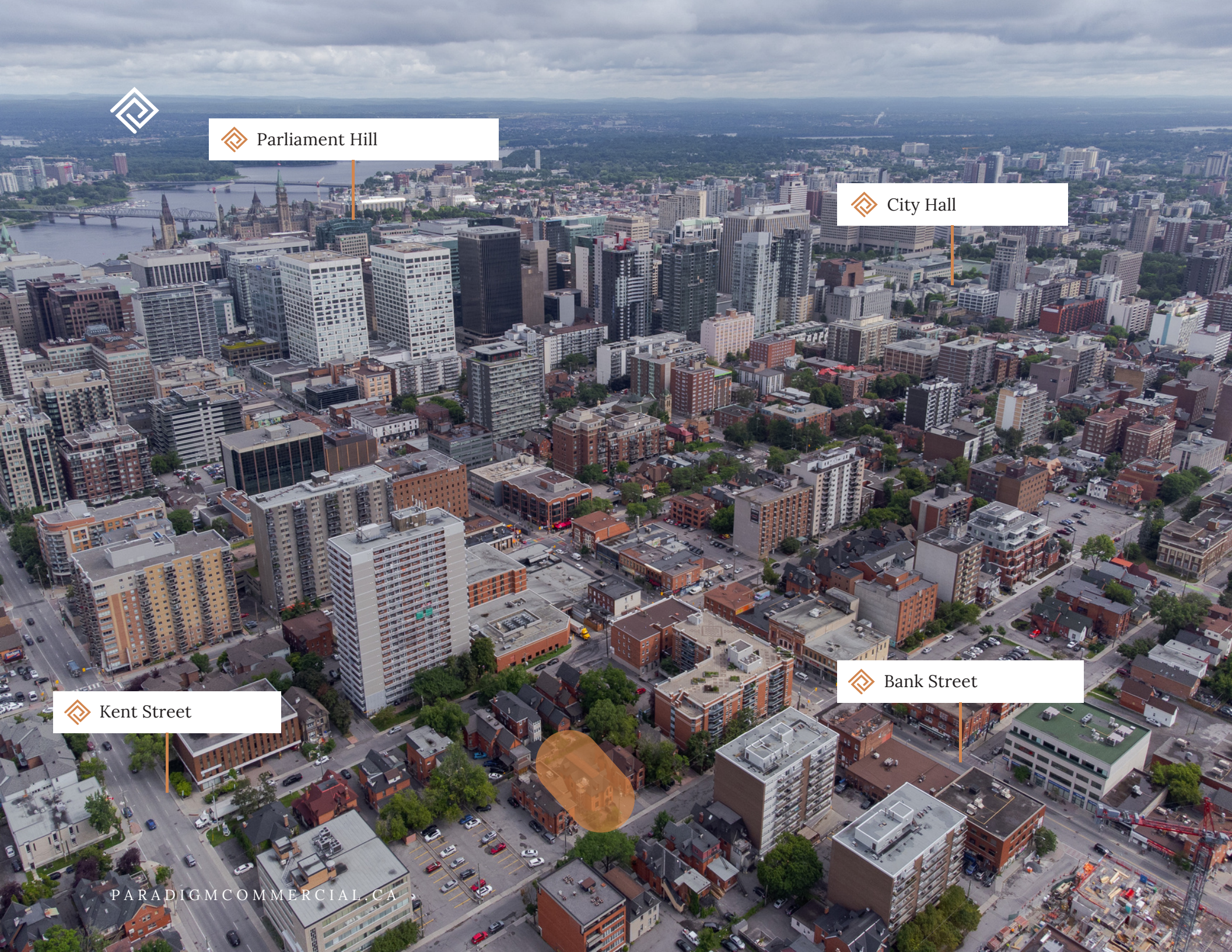


Kitchenette



7 individual offices



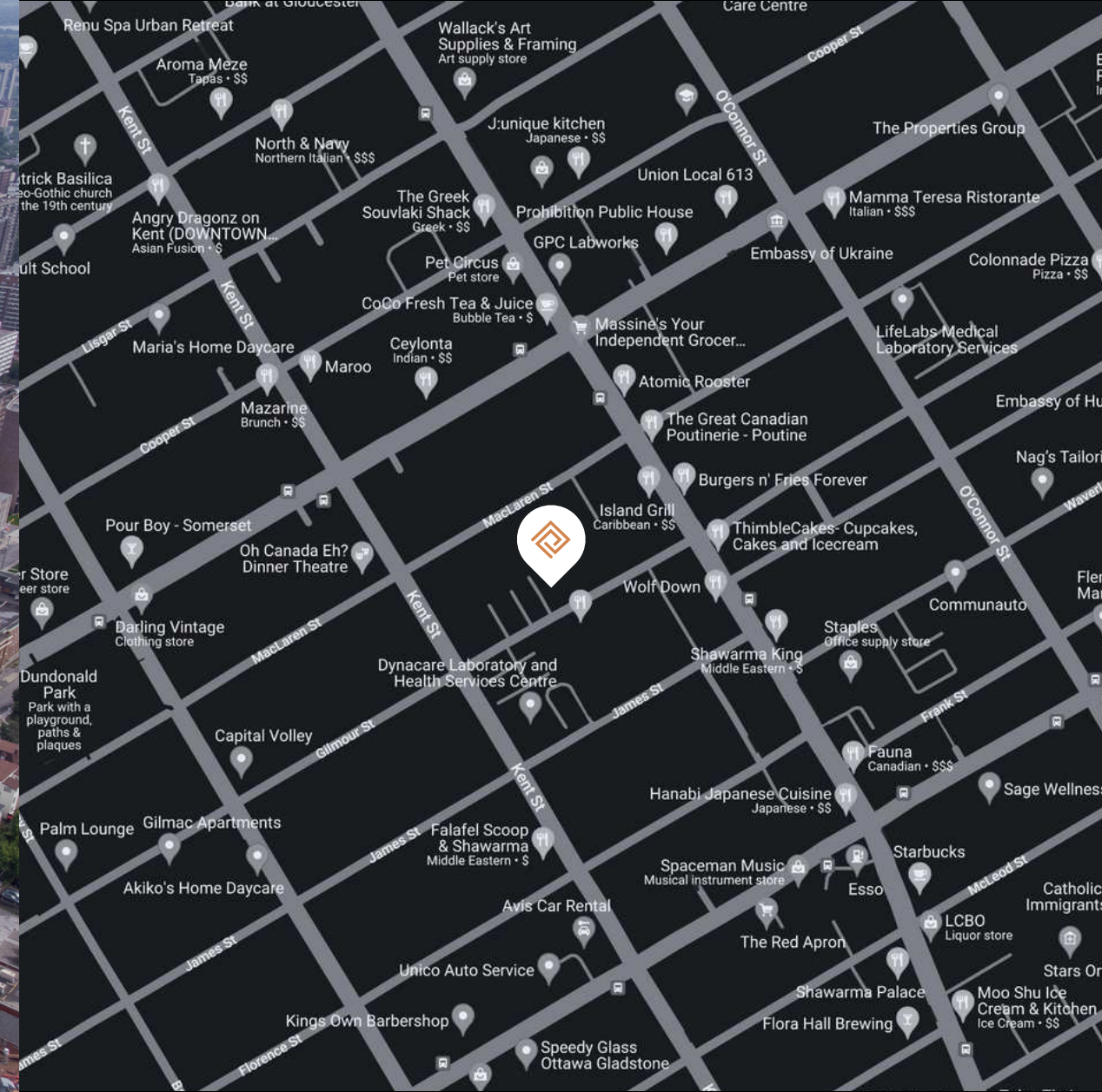


Parliament Hill

City Hall


Bank Street


Kent Street




Strategic Location

Situated in a vibrant and walkable neighbourhood, this unit offers easy access to trendy cafes, boutiques, and much more.

 Proximity to highway 417

 Convenient access to LRT

 20 minutes to the airport

Collaborative Opportunities

If you are a lawyer, accountant, consultant, or association, this layout is perfect for you. It features open-concept spaces, a collaborative boardroom, a convenient kitchenette, and endless natural light with exposed brick, making it ideal for a hybrid model company.

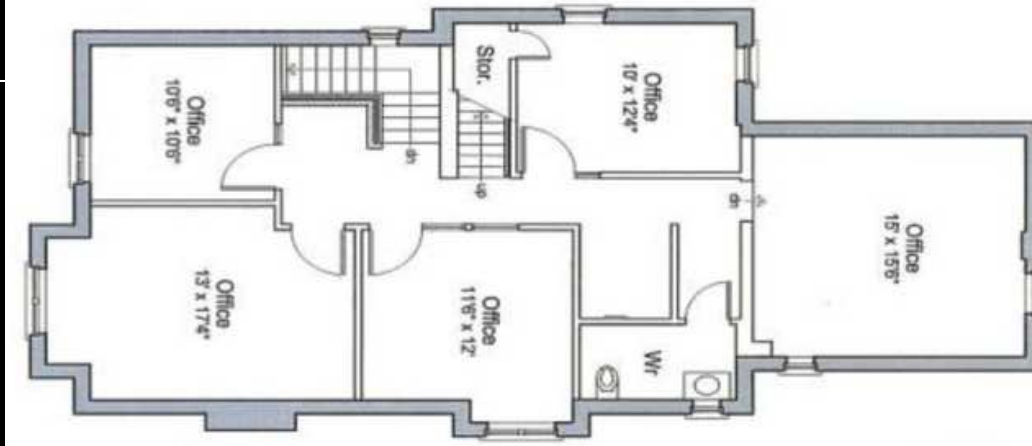




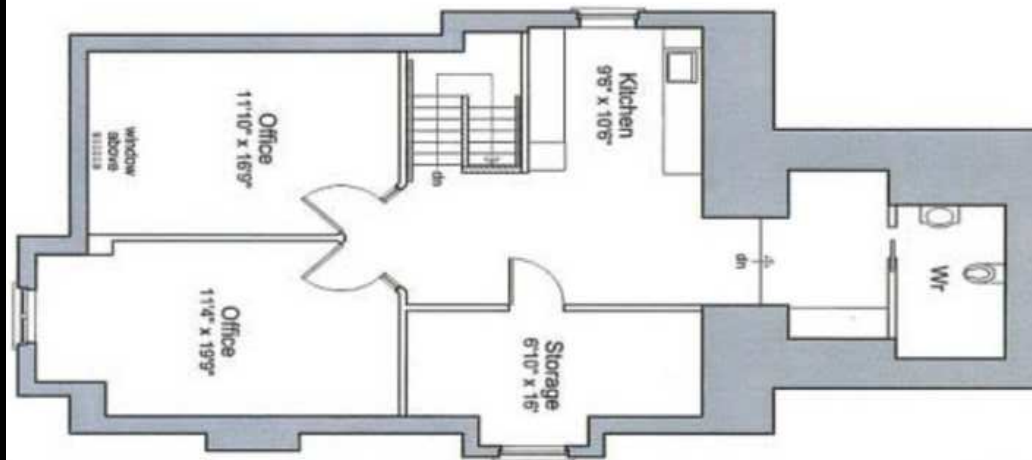
Matterport™ Virtual Tour

Explore all that 427 Gilmour has to offer without leaving your home or office through our Matterport virtual tour. With the power of technology, you can navigate the space at your own pace, getting a real feel for the layout, design and potential.

Take a closer look, zoom in on details, and wander through different areas to understand the space's adaptability. Whether you're evaluating floor plans or simply curious about the environment, our Matterport virtual tour offers an authentic way to engage with 427 Gilmour.



2nd Floor



3rd Floor



Exterior Photos



Interior Photos





Sarah Vandenberg

BROKER OF RECORD

(613) 862-4980

paradigmcommercial.ca

**Your commercial
real estate specialist.**



This brochure has been prepared by Paradigm Commercial Real Estate & Brokerage Inc. for informational purposes only. While every effort has been made to ensure the accuracy of the information presented, we do not guarantee its completeness or reliability. Any reliance on the content of this brochure is at the reader's own risk. Details, images, and descriptions are subject to change without notice. The information here is not an offer or contract. We do not guarantee the accuracy or reliability of the information. Prospective buyers or tenants should independently verify the information. We are not liable for any damages from the use of this brochure. The content is conceptual and for illustration only. Trademarks and logos are property of their respective owners.