

# FOR LEASE

150 MONTRÉAL ROAD

Ottawa, ON K1L 8H2



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### OFFERING SUMMARY

Available SF:	1,000 - 5,958 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Additional Rent:	approx. \$15.00 PSF

### PROPERTY OVERVIEW

Ground and second floor office space available for lease in Ottawa's East end at the corner of Vanier Parkway and Montreal Road. Ground floor space (approx. 1,000 SF) features reception area, waiting room, Two (2) enclosed offices, and storage room. Second floor space (approx. 5,958 SF) features fourteen (14) enclosed offices, Two (2) large open workspaces with ample natural light, Two (2) large meeting rooms (approx. 10' x 18'), IT closet complete with cat wire, rack and independent cooling unit, large eat-in kitchen, large welcoming reception area, and Five (5) access points off main hallway.

### PROPERTY HIGHLIGHTS

- Ability to subdivide second floor office into 5 units
- Elevator access
- Ample free onsite parking
- Public transit available right outside doorstep
- Walking distance to amenities including Subway, Tim Horton's, and Burger King. Shopper's Drug Mart located within building.

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Photos - Ground Floor (unit 102)



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Photos - Second Floor



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Retailer Map



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