

FOR LEASE: RETAIL / OFFICE 2369 St. Joseph Blvd., Orleans

BRENTCOM
REALTY CORPORATION, BROKERAGE
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING

DESCRIPTION:

- ✓ Highly desirable end-cap space on St. Joseph Blvd., a main arterial road in the heart of Orleans commercial district, at the corner of St. Joseph Blvd. and Orleans Blvd. Directly beside busy, established Pizza Pizza.
- ✓ This high traffic location has excellent exposure at this prime and central east end Ottawa location. Well serviced by public transportation, close proximity to LRT stations at both Jeanne D'Arc Blvd. and Orleans Blvd. and direct access to Highway 174 (Queensway).
- ✓ Minutes away from Convent Glen and Place d'Orleans Shopping Centre and nearby amenities from established retailers such as Esso, Tim Hortons, TD Bank, McDonald's, Rotisserie St-Hubert, Giant Tiger, Royal Bank, Shoppers Drug Mart, Farm Boy, Bob MacQuarrie Recreation Complex.

SPACE AVAILABLE: (former Easy Financial Services)

- ✓ Approx. 597 square feet rentable. Vacant with immediate availability.

NET RENTAL RATE:

- ✓ \$ 32.00 per square foot net per annum.

OPERATING COSTS:

- ✓ \$ 14.56 per square foot (estimate). Hydro and Gas separately metered.

SIGNAGE, PARKING AND ACCESS:

- ✓ Excellent storefront signage as well as pylon signage available along St. Joseph Boulevard.
- ✓ Free on-site parking for employees and visitors.
- ✓ High visibility with excellent access and egress from St. Joseph Blvd. and Orleans Blvd.



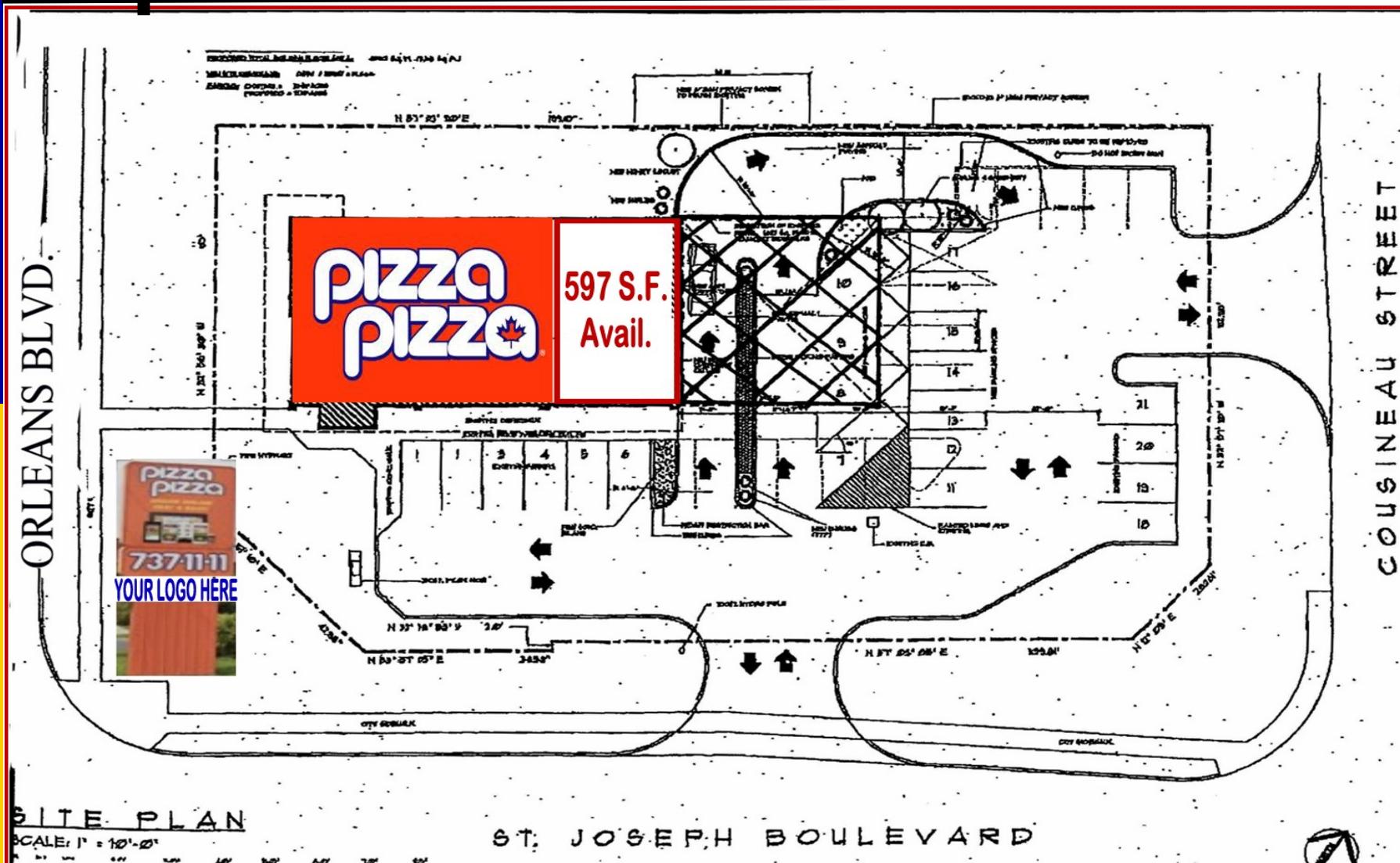
For more information please contact:

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The logo for BRENTCOM features the word "BRENTCOM" in a bold, blue, sans-serif font. The letter "C" is stylized to include a white building icon with multiple windows and a flat roof. Below the main name, the words "REALTY CORPORATION, BROKERAGE" are written in a smaller, blue, all-caps font. At the bottom, in a smaller blue font, are the words "COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING".



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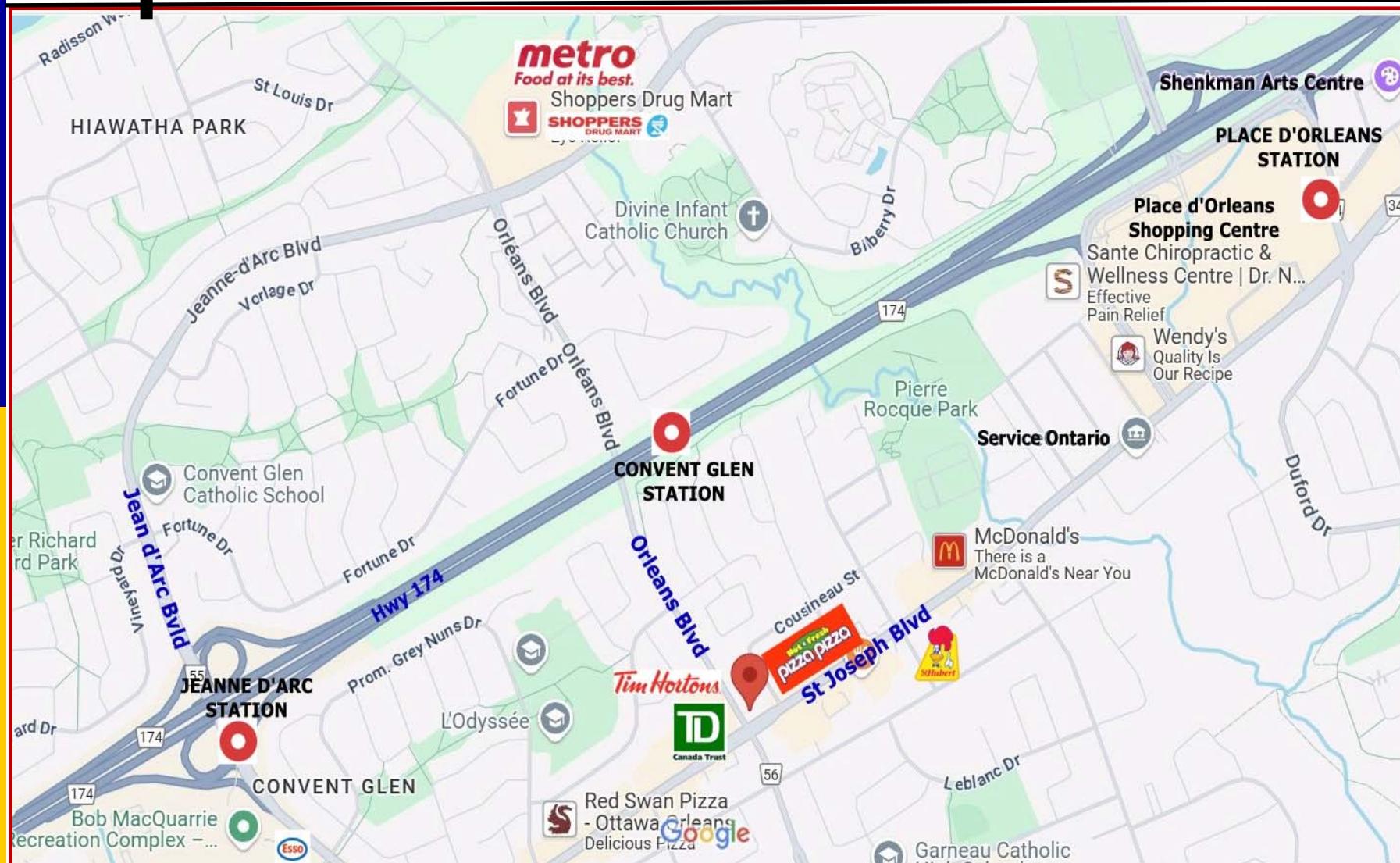


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