



**For Lease**

**245 Menten Place, Suite 102 | Ottawa, ON**

# Class 'A' Office Space Available For Lease

This property offers high visibility and is 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. The building also offers free surface parking for its tenants and visitors.

Accelerating success.

Asking

**\$16.00**  
PSF

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# Property Overview

Available: Immediately

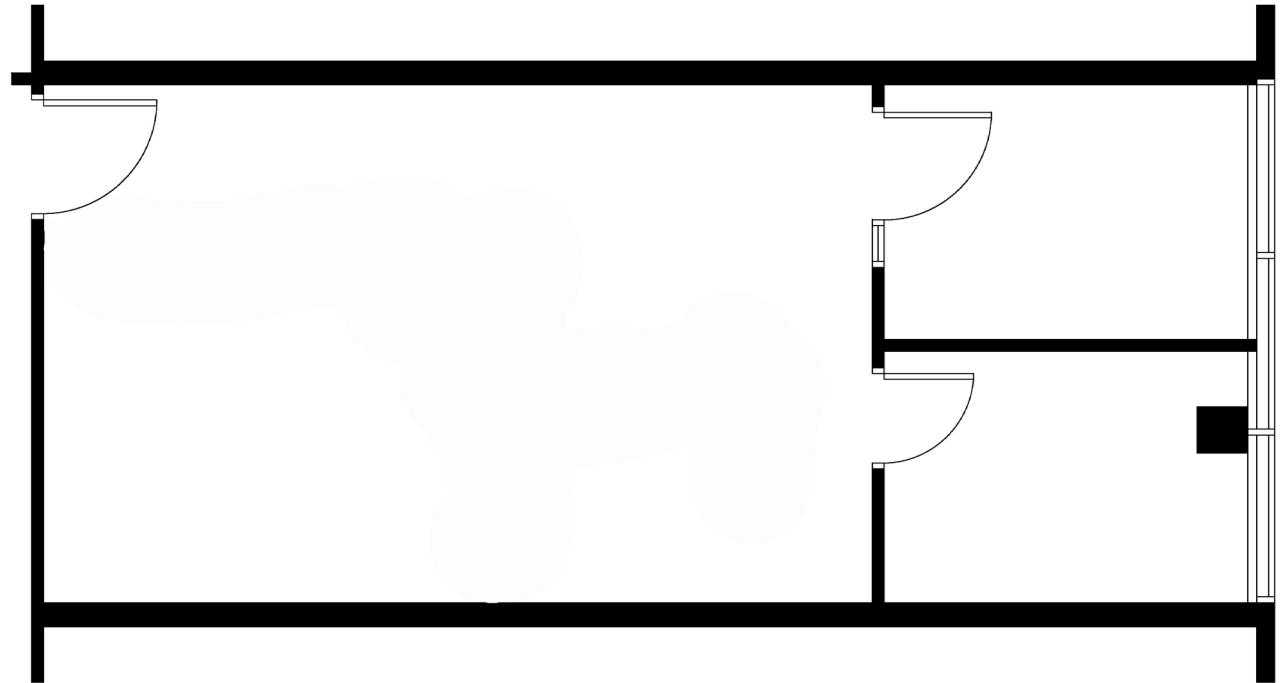
Suite 102: 532 SF

Asking Rent: \$16.00 PSF

Additional Rent: \$20.87 PSF (2025)

- Class 'A' suburban office building
- Mix of open space with two (2) private offices
- Recently renovated with fresh paint and new flooring
- 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)

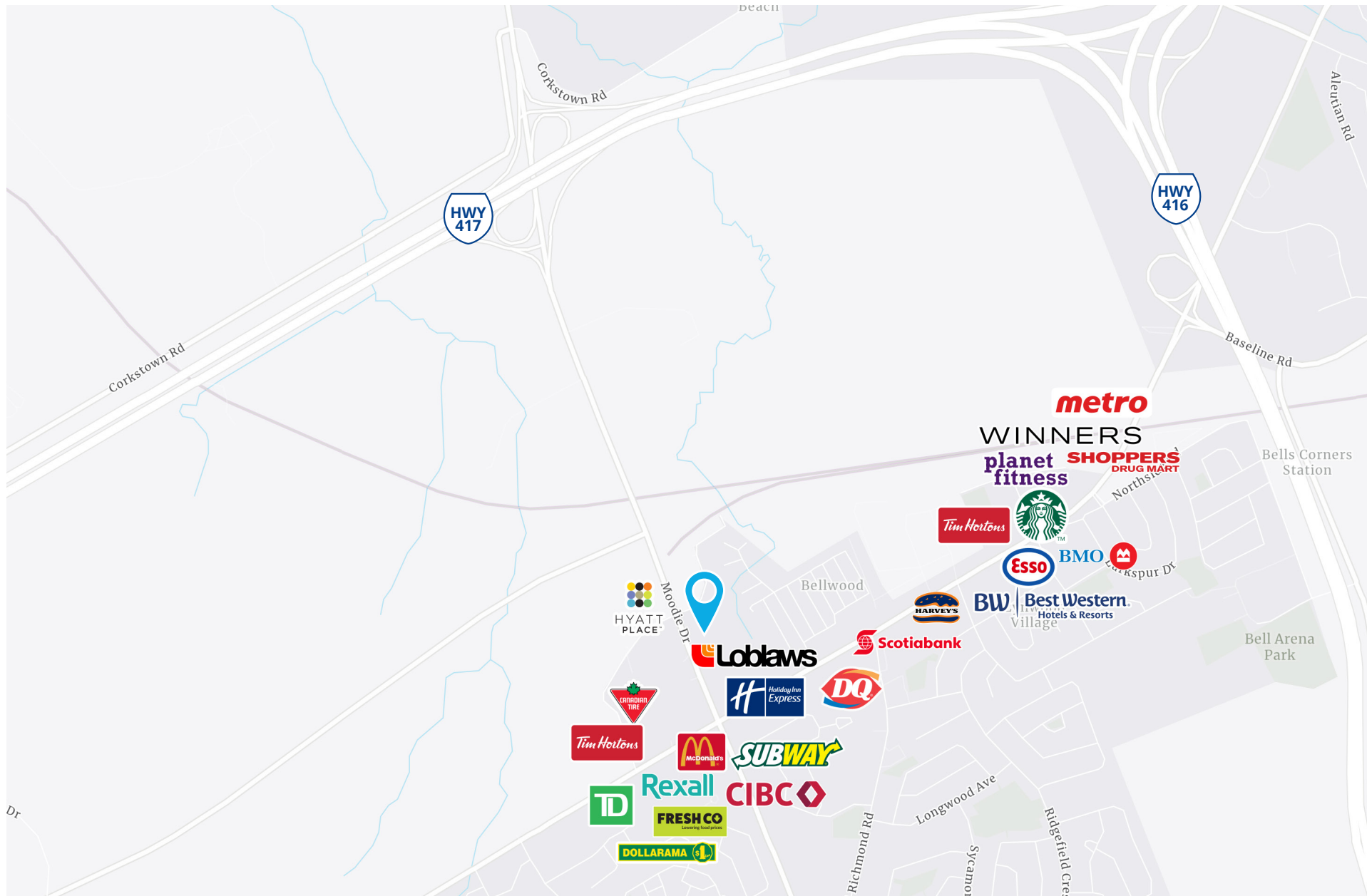
## Floor Plan











# Surrounding Area



Close to  
Highway 417



On-site  
parking



1 min walk  
to bus stop





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