



**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.

Asking

**\$16.00  
PSF**

**Oliver Kershaw\***

Senior Vice President, SIOR  
+1 613 683 2200  
oliver.kershaw@colliers.com

**Lindsay Hockey\***

Sales Senior Vice President  
+1 613 683 2229  
lindsay.hockey@colliers.com

\*Sales Representative

**Colliers**

# Property Overview

Available: Immediately

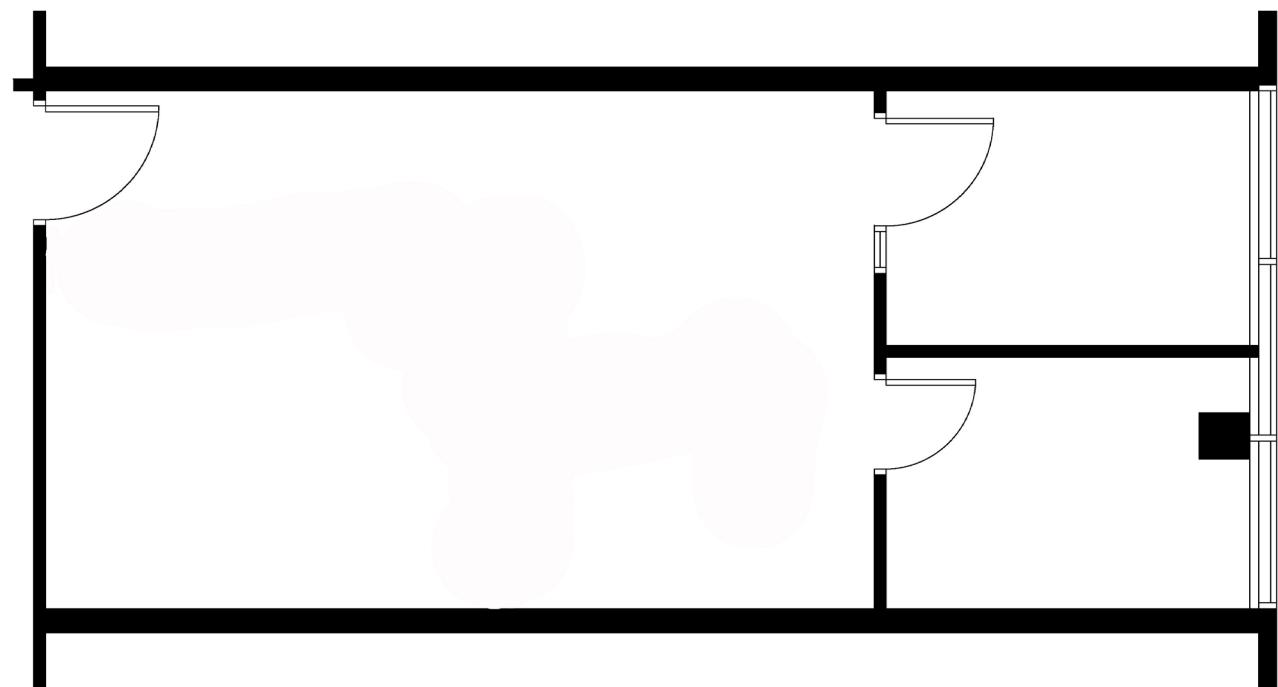
Suite 102: 532 SF

Asking Rent: \$16.00 PSF

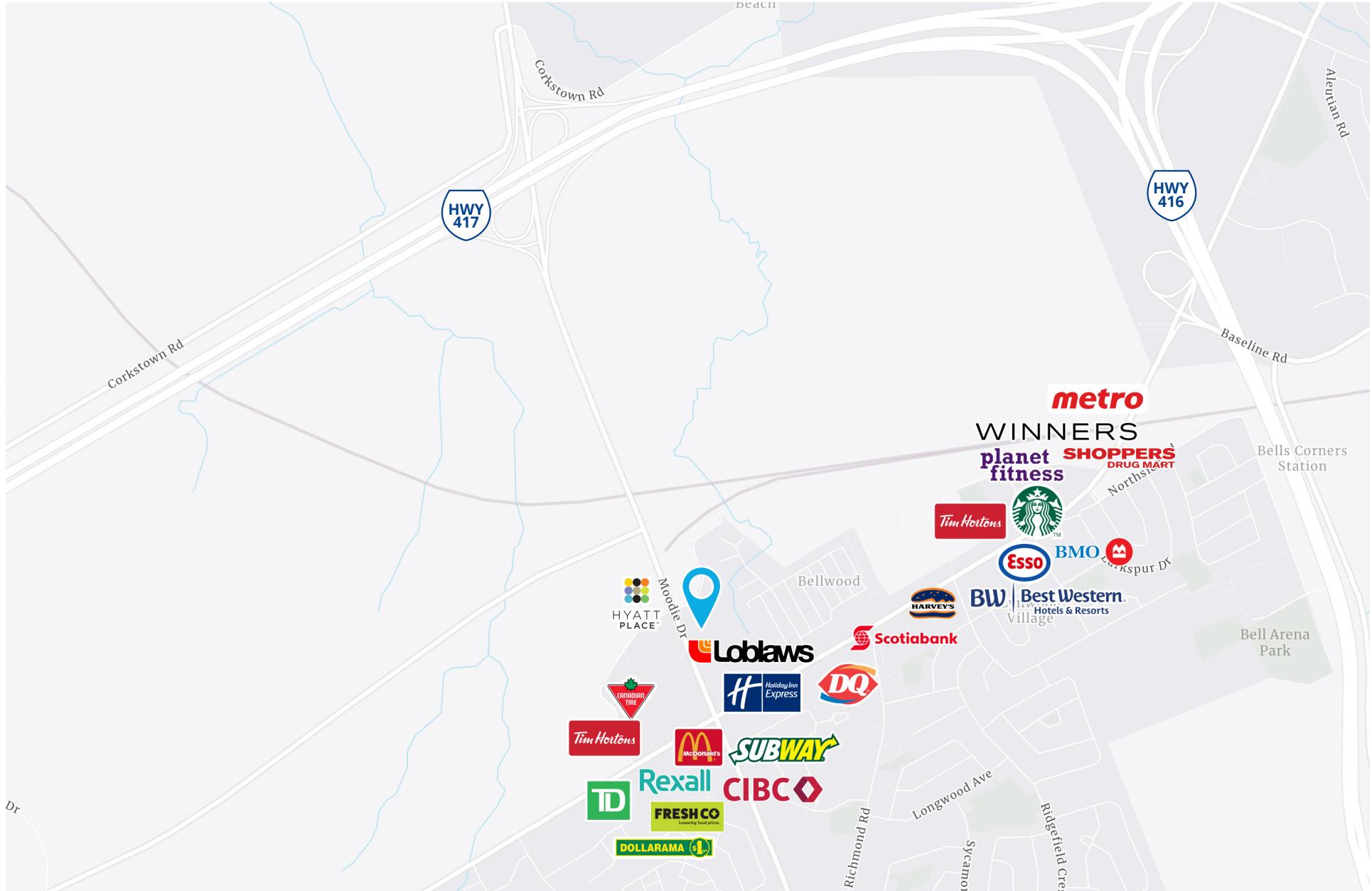
Additional Rent: \$20.87 PSF (2025)

- 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



Colliers



245 Menten Place | Ottawa, ON

**Oliver Kershaw\***

Senior Vice President, SIOR  
+1 613 683 2200  
oliver.kershaw@colliers.com

**Lindsay Hockey\***

Senior Vice President  
+1 613 683 2229  
lindsay.hockey@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc. Brokerage., \*Sales Representative

Accelerating success.



[collierscanada.com](http://collierscanada.com)