

FOR LEASE - CAFETERIA SPACE  
22 VARENNES, GATINEAU



Cafeteria Opportunity in Gatineau

## 22 Varennes

### 612 sf cafeteria space available

Built in 2001 and home to a large Federal Government tenant, this cafeteria space on the first floor is a perfect location for your business to thrive! The only direct access to all government employees now returning to work for a quick breakfast or lunch.

The space offers lots of natural light and is located at the main entrance to the building. There is lots of on-site parking and green space.

Regional Group  
1737 Woodward Drive, 2<sup>nd</sup>  
Floor  
Ottawa, ON  
K2C 0P9

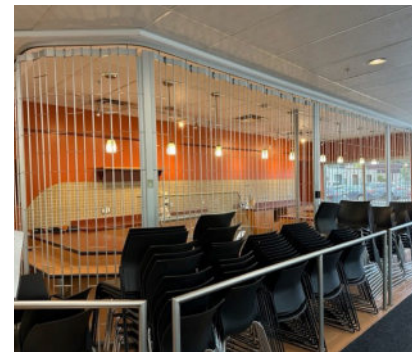
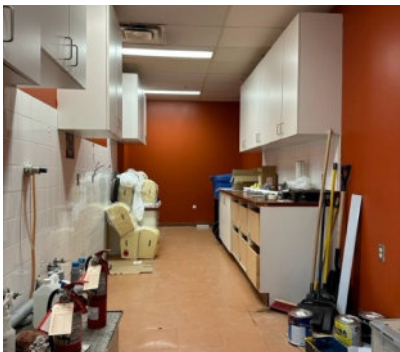
(613) 230-2100

[info@regionalgroup.com](mailto:info@regionalgroup.com)



Property Highlights

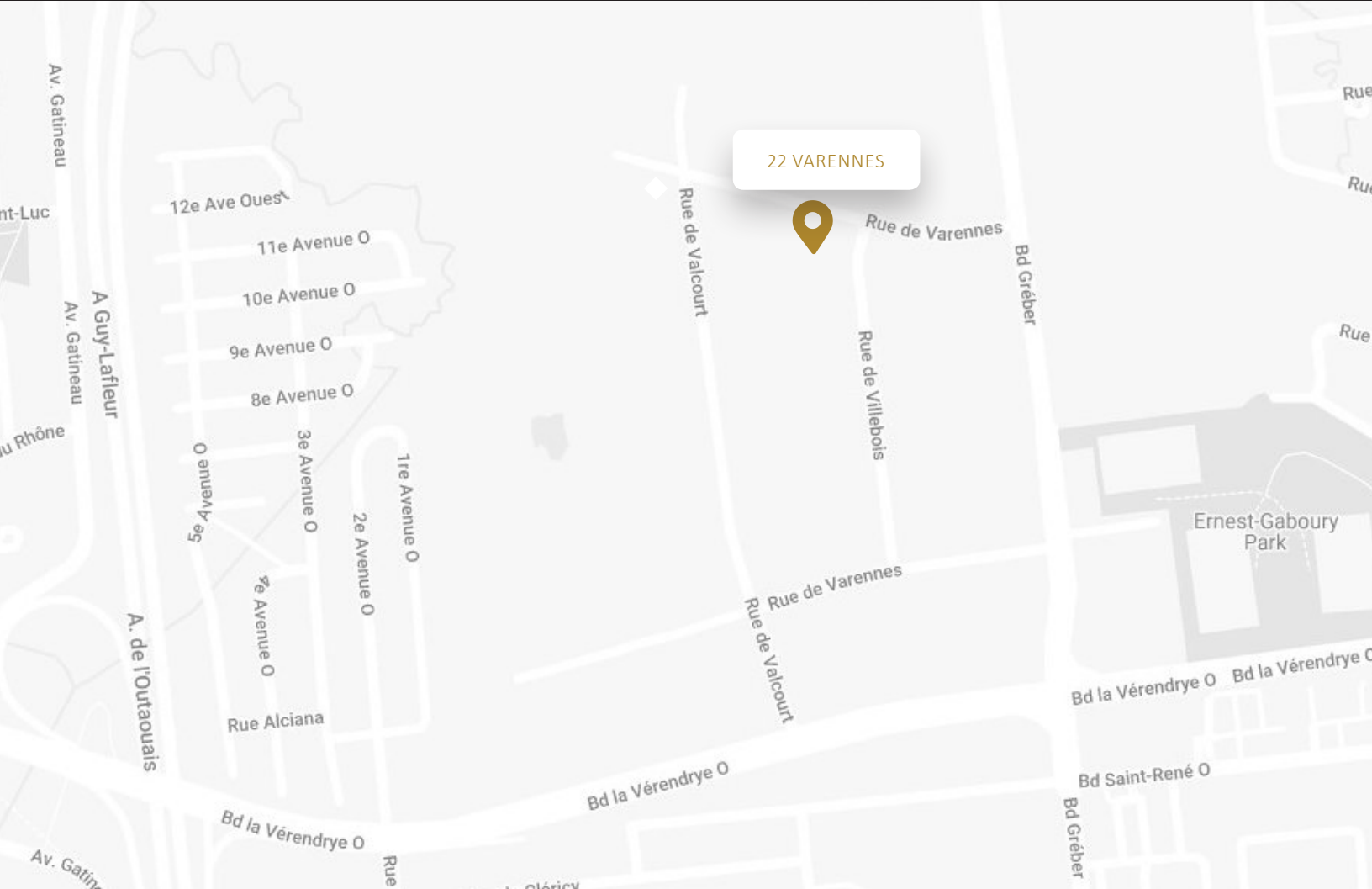
- Home to a large Federal Government tenant
- Plenty of green space
- Professionally managed building with 24/7 emergency on-call service
- Security monitored building
- 134 parking spots



Availability & Rates

Suite	Area (sf)	Gross Rent (PSF)	Availability
Cafeteria Space- Unit 101	612	\$30.00	Immediate

TI Allowance – Negotiable

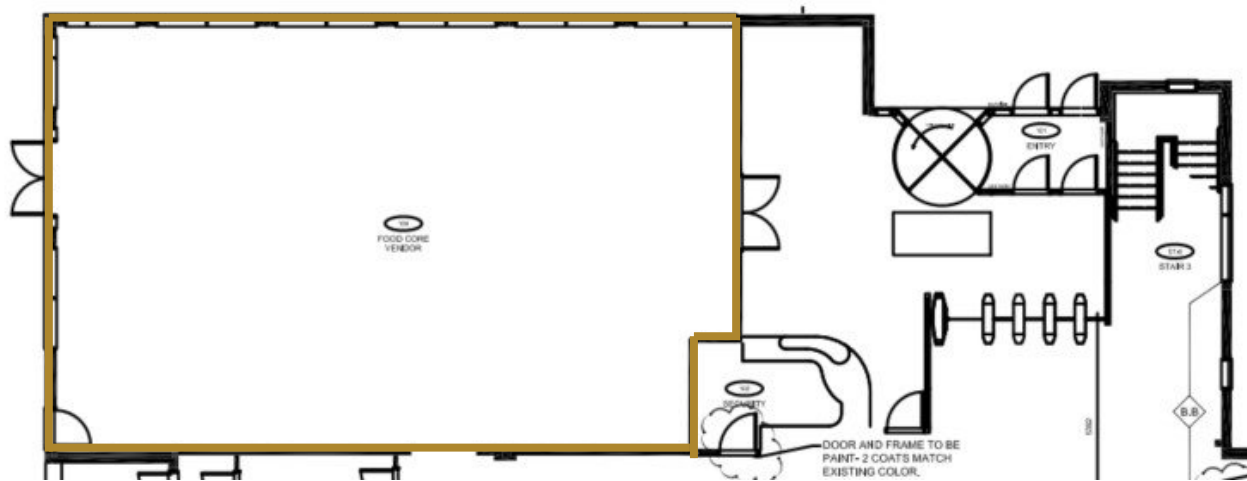


Property Specifications

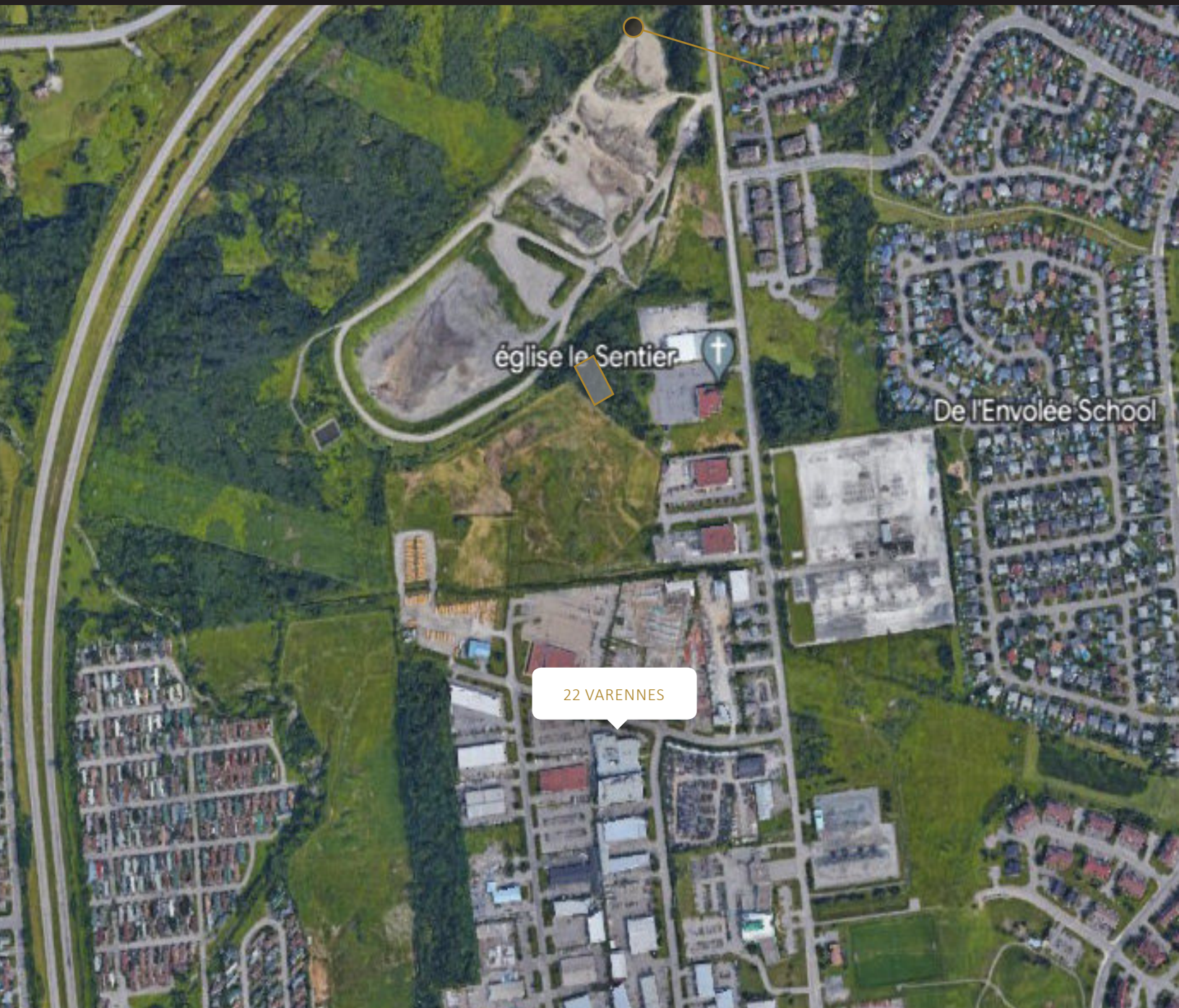
Year Constructed	2001
Construction	Concrete slab-on-grade, steel frame
Exterior Walls	Concrete block masonry & metal siding
Roof Type	Asphalt
Ceiling Height	10'
Power	120v/240v
Loading Facilities	No
Air Conditioning	Roof Top HVAC
Heat	Roof Top HVAC
Sprinklered	Yes
Parking Spots	134
Elevator	Yes
Separately Metered	Gas & water separately metered

## Retail Space- Unit 101

612 sf







## Contact us

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K2C 0P9

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