

**AVISON
YOUNG**

For Lease
2520 St. Laurent Blvd
OTTAWA, ON



Office space for lease

Space Highlights

- Built-out office spaces are ready for incoming tenant's desired fit-up
- Landlord to provide tenant allowance
- 2nd floor office suites featuring an abundance of natural light
- IL Zoning
- Includes kitchenette, boardroom and a secure lobby area

Avison Young Commercial Real Estate Services, LP, Brokerage |
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Get more information

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Offering Summary

For Lease

2520 St. Laurent Blvd.

OTTAWA, ON

Address:	2520 St. Laurent Boulevard Ottawa, ON K1H 1B1		
Location/ crossing:	Close to the corner of Don Reid Dr. and St. Laurent Boulevard		
Building Area:	14,000 sf		
Parking:	2 spaces / 1,000 sf		
Rentable Area:	Suite B2	5,500 sf	
	Suite B1	2,300 sf	

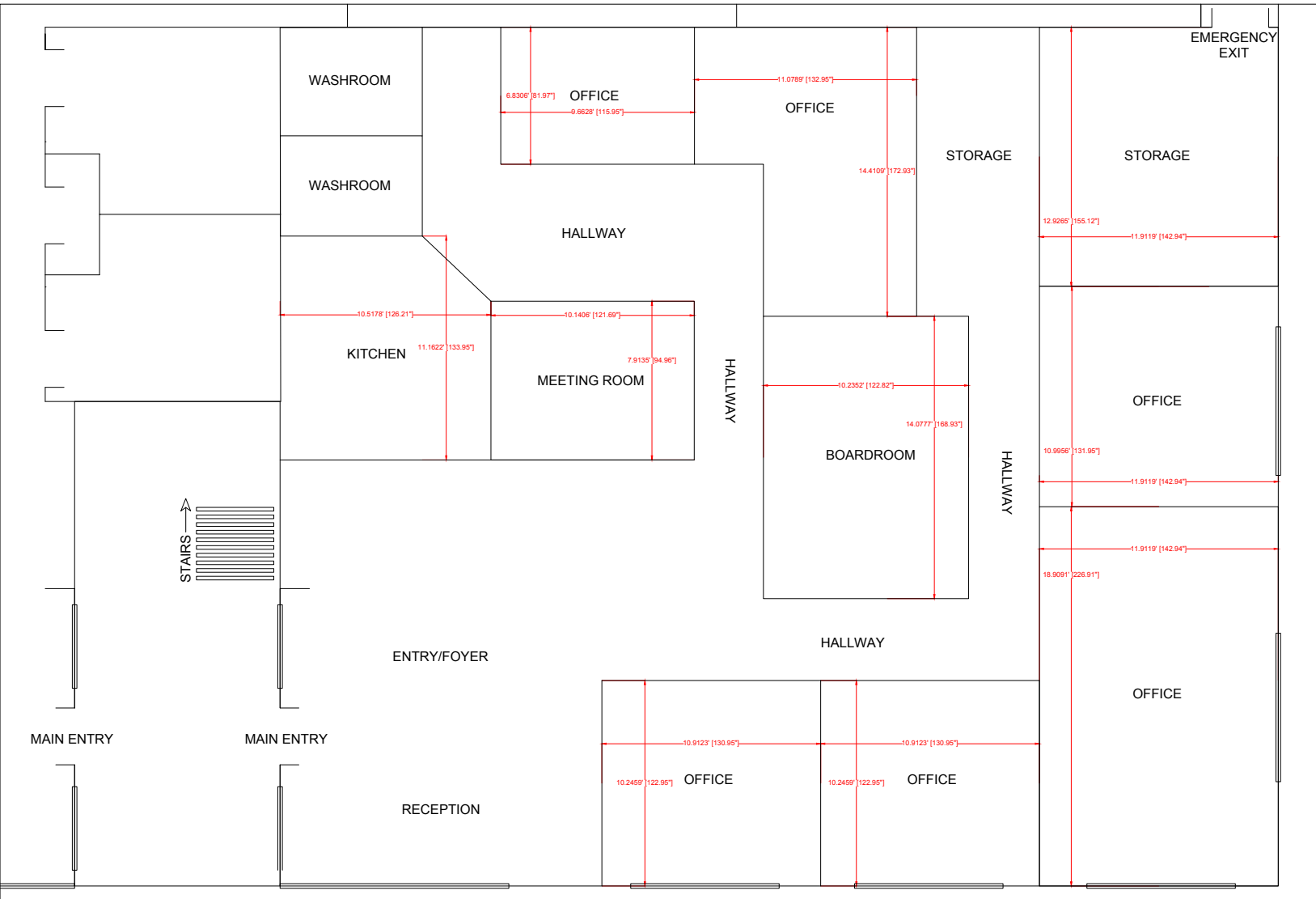


Occupancy:	Immediately
Lease Term:	Negotiable
Asking Net Rent :	\$12.00 psf
Additional Rent: (2024 estimates)	\$ 9.00 psf
Floor height:	9 feet
Zoning:	IL - Light Industrial

Floor Plan

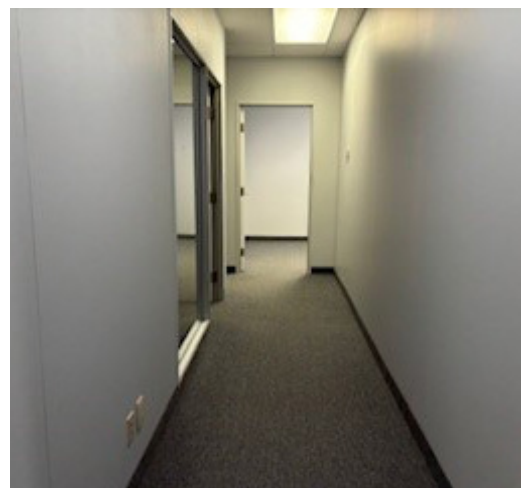
Suite B1 - 2,300 sf

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Gallery Suite B1 - 2,300 sf

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Floor Plan

Suite B2 - 5,500 sf

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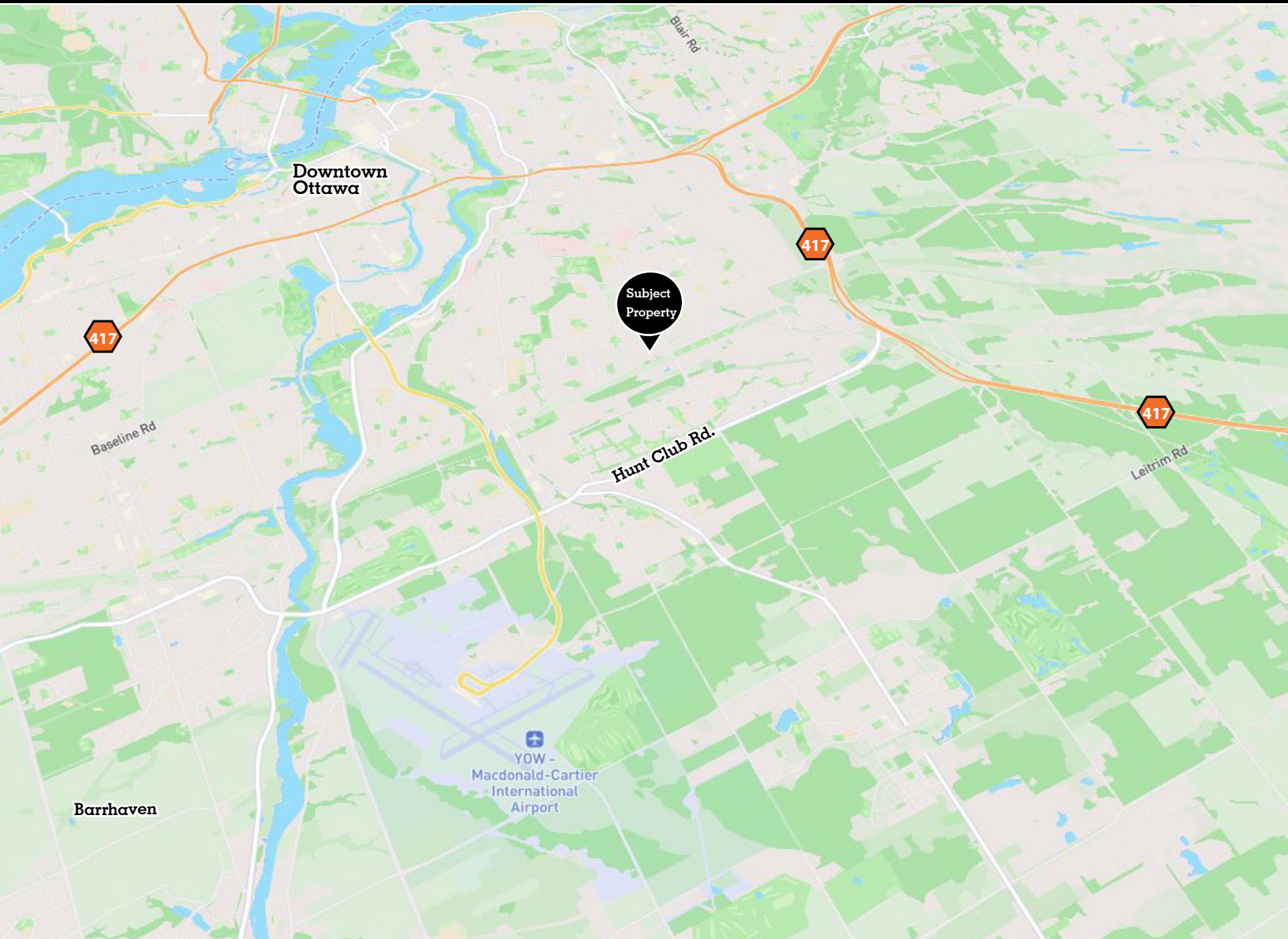
Gallery Suite B2 - 5,500 sf

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Location map

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