

**AVISON  
YOUNG**

**For Lease**  
**2520 St. Laurent Blvd**  
**OTTAWA, ON**



## Office space for lease

### Space Highlights

- Built-out office spaces ready for incoming tenant's desired finishes
- Landlord is open to offering a tenant move-in incentive / allowance
- Office suite features large windows allowing an abundance of natural light
- Light Industrial (IL) zoning permits a wide variety of business uses
- 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

<b>Address:</b>	2520 St. Laurent Boulevard Ottawa, ON K1H 1B1	
<b>Location/ crossing:</b>	Close to the corner of Don Reid Dr. and St. Laurent Boulevard	
<b>Building Area:</b>	14,000 sf	
<b>Parking:</b>	15 spaces approx.	
<b>Rentable Area: (available)</b>	Suite B2	5,500 sf
	<b>Leased Suite B1</b>	<b>2,300-sf</b>



<b>Occupancy:</b>	Immediately
<b>Lease Term:</b>	Negotiable
<b>Asking Net Rent :</b>	\$10.00 psf
<b>Additional Rent: (2025 estimates)</b>	\$ 10.00 psf
<b>Floor height:</b>	9 feet
<b>Zoning:</b>	IL - Light Industrial

# Floor Plan

## Suite B2 - 5,500 sf

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# Gallery Suite B2 - 5,500 sf

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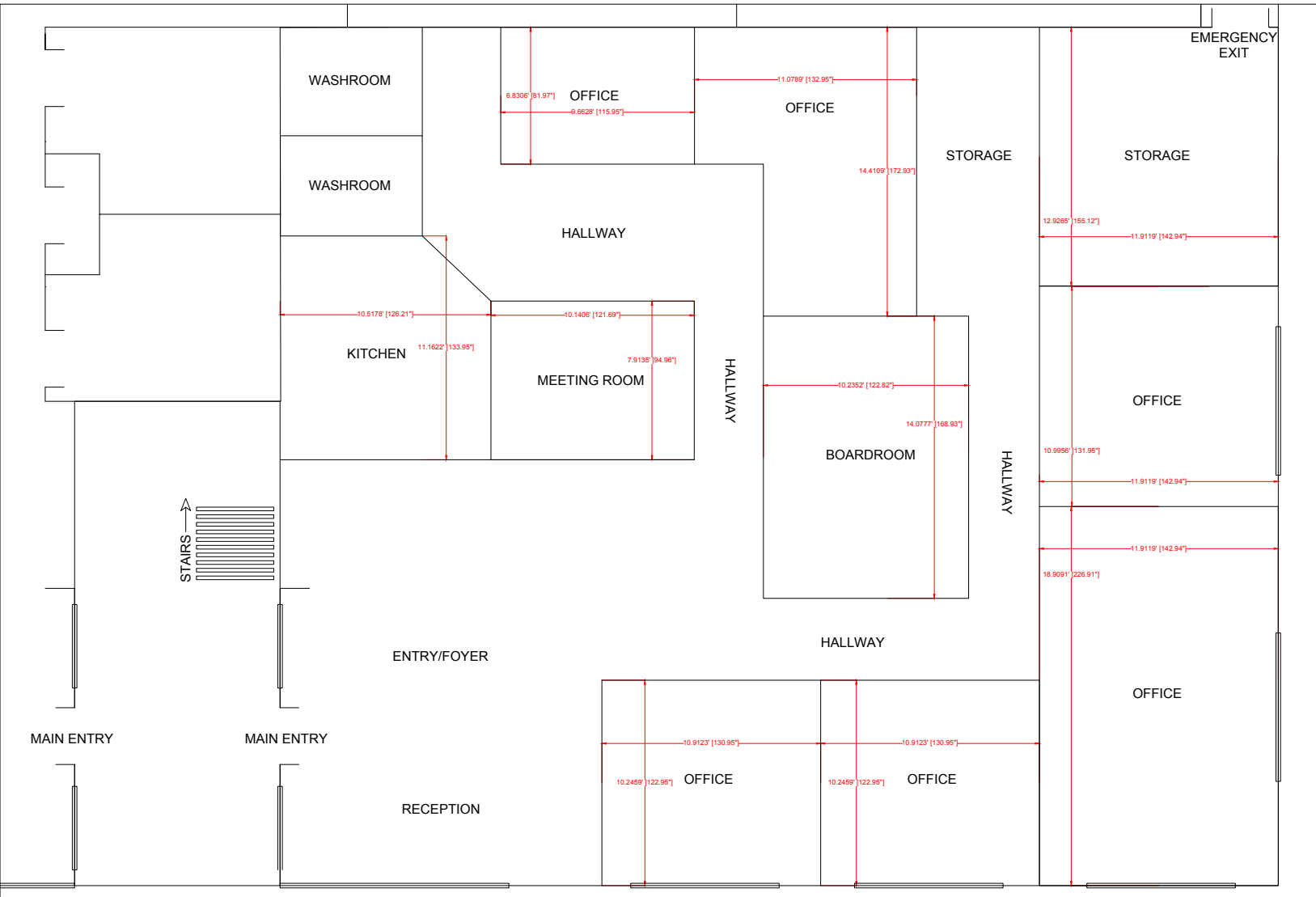


# Floor Plan

## ~~Suite B1 - 2,300 sf~~

### Leased

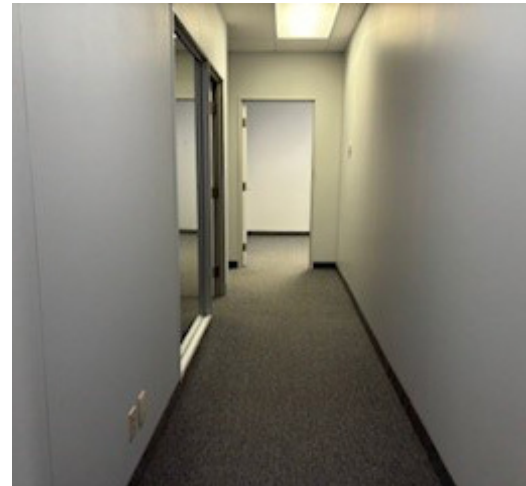
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**Gallery**  
**Suite B1 - 2,300 sf**  
**Leased**

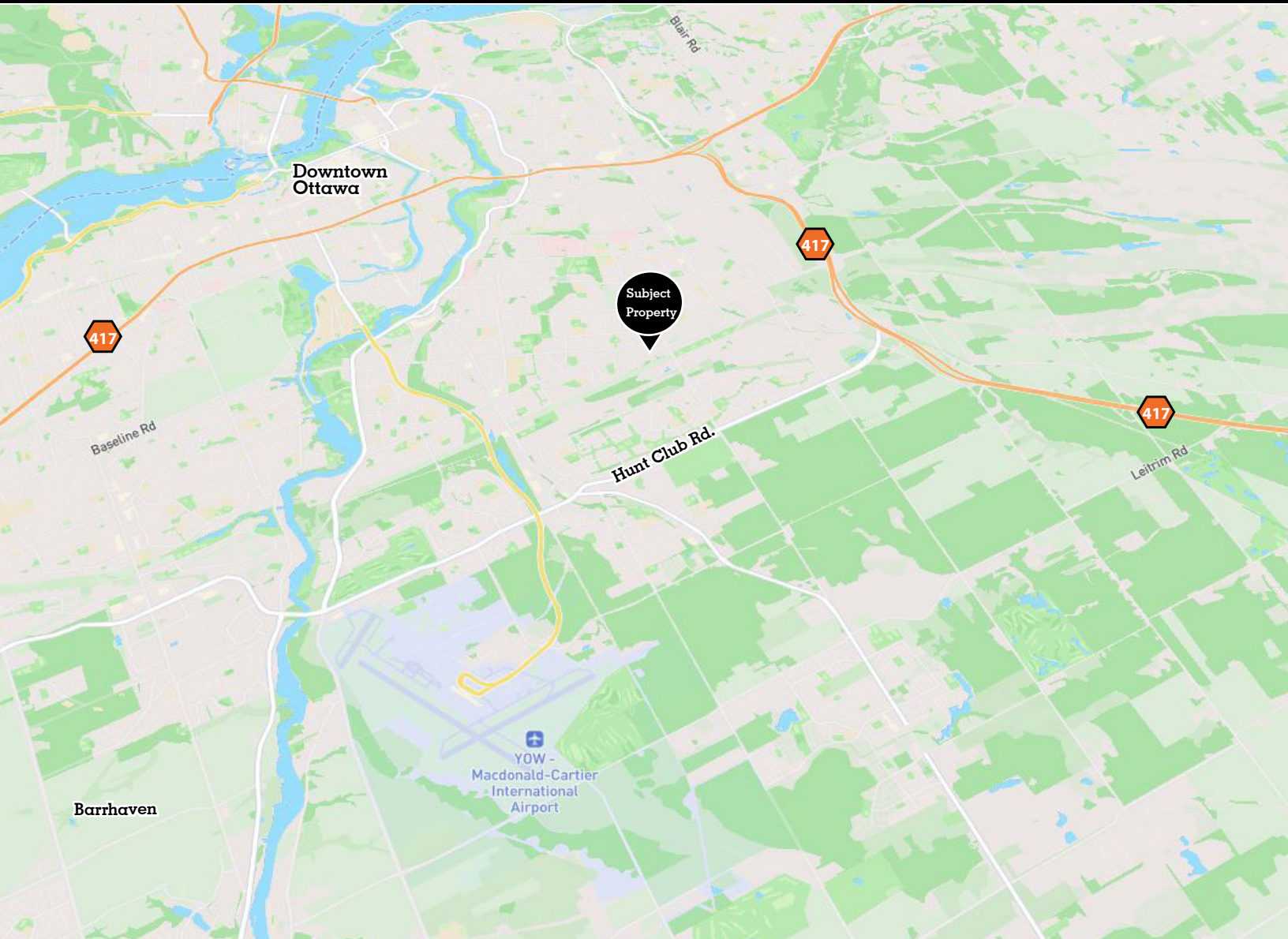
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# Location map

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