



2405

St. Laurent Boulevard

Flex-Industrial Space

FOR SUB-LEASE



PARADIGM
COMMERCIAL



Property Overview

2405 St. Laurent Blvd - Unit P

Opportunity knocks with this versatile 6,593 SF flex industrial space, available for sublease in a well-maintained commercial complex in Ottawa's east end. Offering a smart mix of fit-out office and warehouse, this unit is perfect for businesses seeking functionality, accessibility, and room to grow. The warehouse features 14 FT ceilings and three elevated (dock) loading doors, ideal for logistics, trades, distribution, or light manufacturing.

MLS # X12234681

Zoning IL

\$16 /SF Net

6,593 SF



Accessible via Hunt Club / 417



14 FT clear height



Professionally managed building



Onsite parking

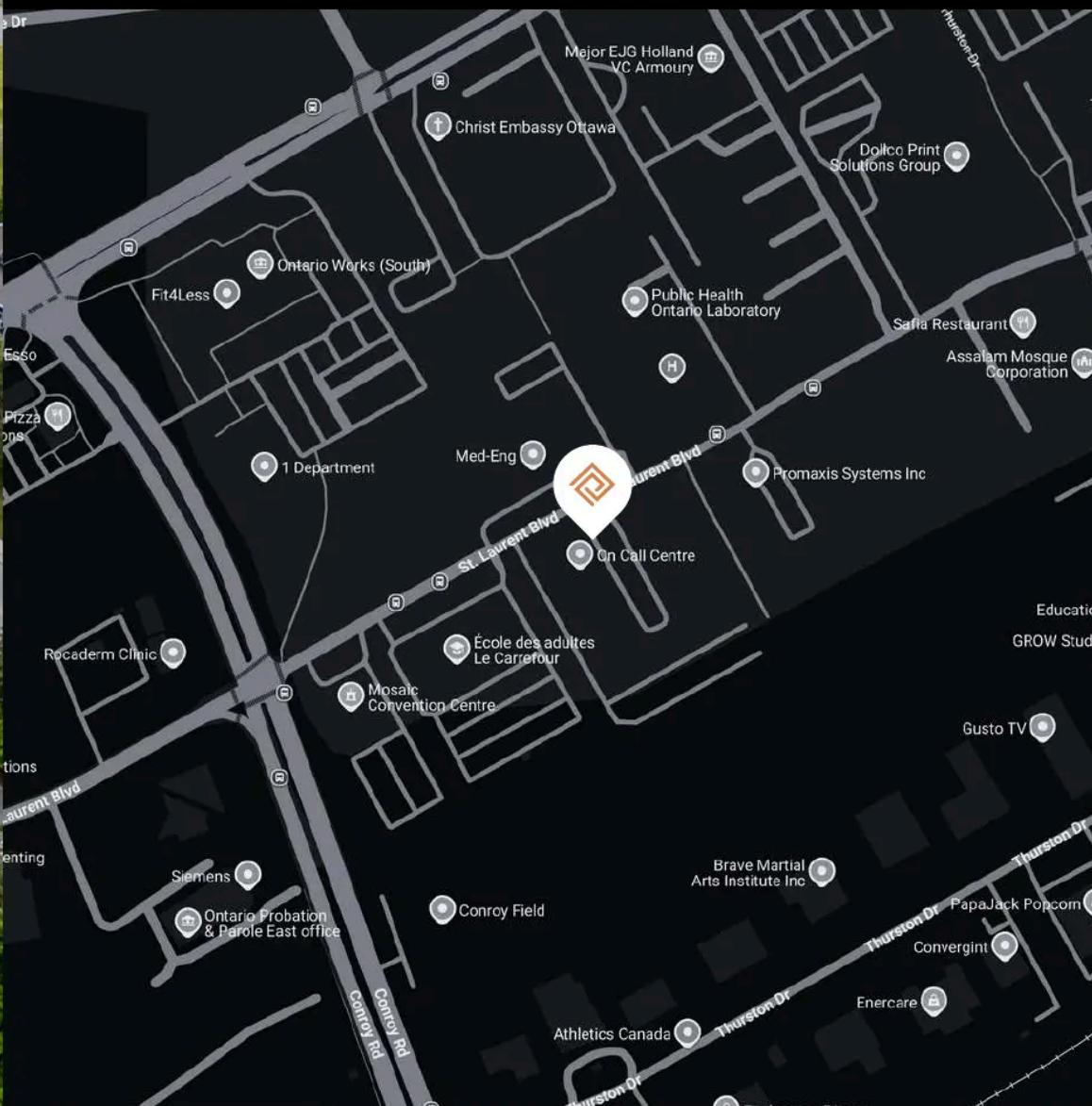


3 Dock loading doors









Strategic Location

This is a great opportunity in a sought-after east Ottawa industrial location, offering favourable lease terms and a move-in ready layout designed to support growing businesses.



Proximity to highway 417



10 minutes to the airport



Matterport™ Virtual Tour

Explore all that 2405 St. Laurent Unit P has to offer without leaving your home or office through our Matterport virtual tour. With the power of technology, you can navigate the space at your own pace, getting a real feel for the layout, design and potential.

Take a closer look, zoom in on details, and wander through different areas to understand the space's adaptability. Whether you're evaluating floor plans or simply curious about the environment, our Matterport virtual tour offers an authentic way to engage with 2405 St. Laurent Unit P.

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2405 St. Laurent Blvd



Explore 3D Space

POWERED BY



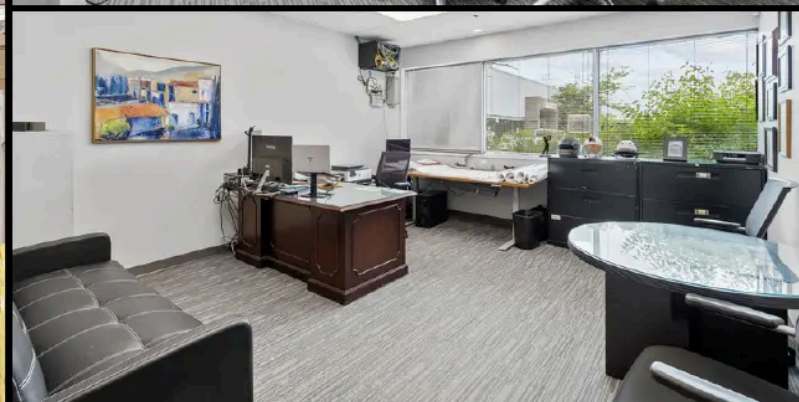


Exterior Photos





Interior Photos





Nolla Lauzon

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