

OFFICE SPACE

# 2255 ST. LAURENT BLVD. Ottawa, Ontario

## SUMMARY

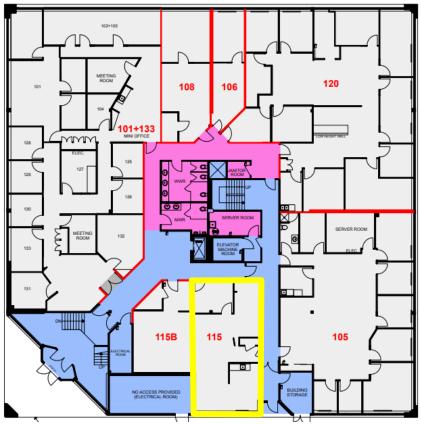
Second floor office space available with elevator access in a three-storey multi-tenant office building. Various sizes available ranging from 870.81 to approximately 3,550 sq. ft. Suites 202/203 can be leased separately or combined. The building has shared washrooms and kitchenette. Pylon signage on street. Landlord will work with tenant to help with the design and construction of the office space.

## **PROPERTY DETAILS**

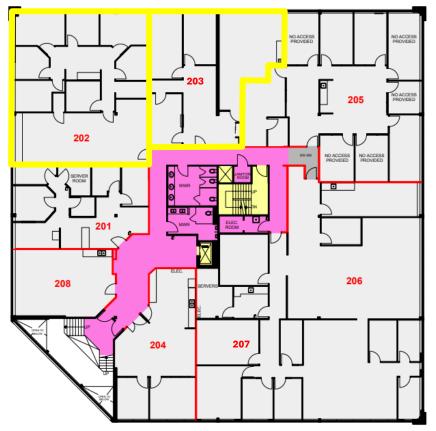
SIZE	Suite 115 – 870.81 sq. ft. Suite 202 – 1,905 sq. ft. Suite 203 – 1,645 sq. ft. Suite 207 – 2,516.40 sq. ft.
RENTAL RATE	\$12.00 per sq. ft. triple net
ADDITIONAL RENT	\$12.00 per sq.ft. (estimated) year ending December 31, 2024
PARKING	Ample, on site
AVAILABILITY	Immediate

# FLOOR PLAN

#### First Floor



Second Floor





### 2255 ST. LAURENT BLVD.

## PHILIP ZUNDER

President / Broker of Record

**C** 613.725.7170 ☑ pzunder@cdnglobal.com

#### **BEN ZUNDER**

Sales Representative

613.913.8858 😖 bzunder@cdnglobal.com

#### CDNGLOBAL.COM

CDN GLOBAL (OTTAWA) LTD. BROKERAGE 1419 Carling Avenue, Suite 203 Ottawa, ON K1Z 7L6

The particulars are submitted to the best of our knowledge and are subject to change without notice. CDNGLOBAL does not assume responsibility for any errors or omissions.

