

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.

Todd Beech

Director, Leasing

(613) 903-6662

tbeech@regionalgroup.com



REGIONAL

Regional Group

1737 Woodward Drive, 2nd Floor

Ottawa, ON

K2C 0P9

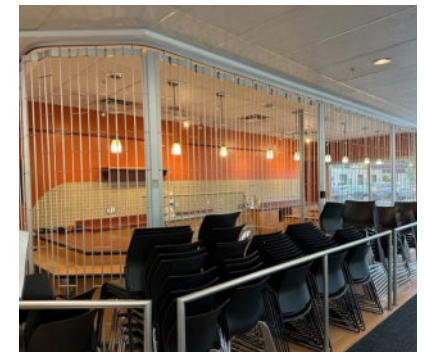
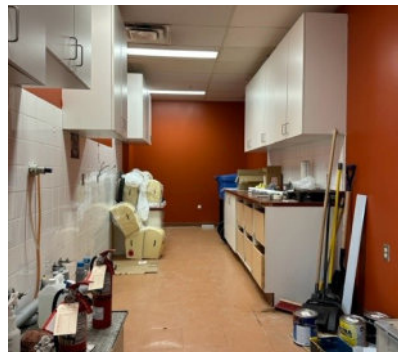
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Property Highlights

- 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

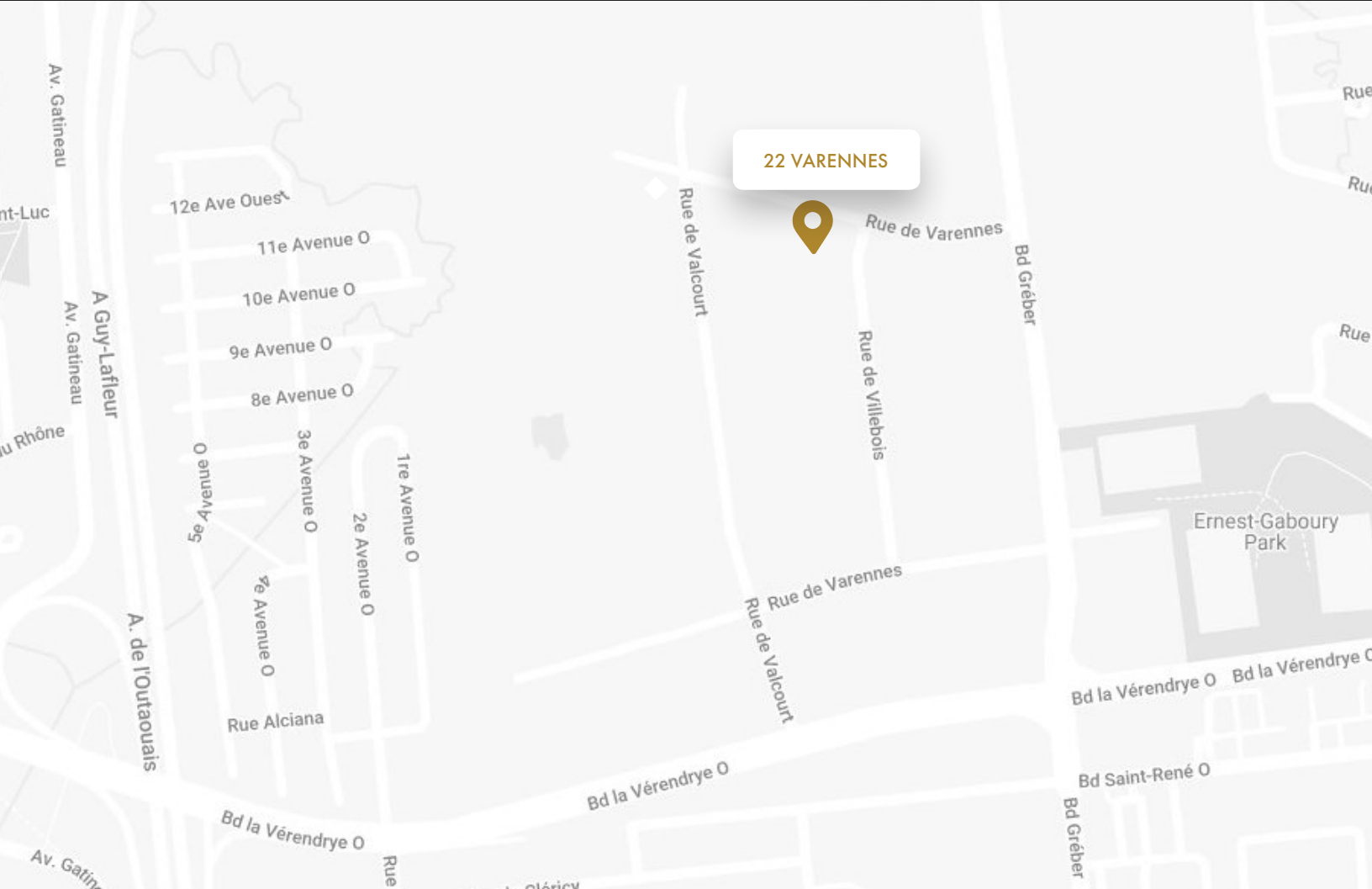
Suite	Area (sf)	Gross Rent (PSF)	Availability
Cafeteria Space- Unit 101	612	\$30.00	Immediate

TI Allowance – Negotiable

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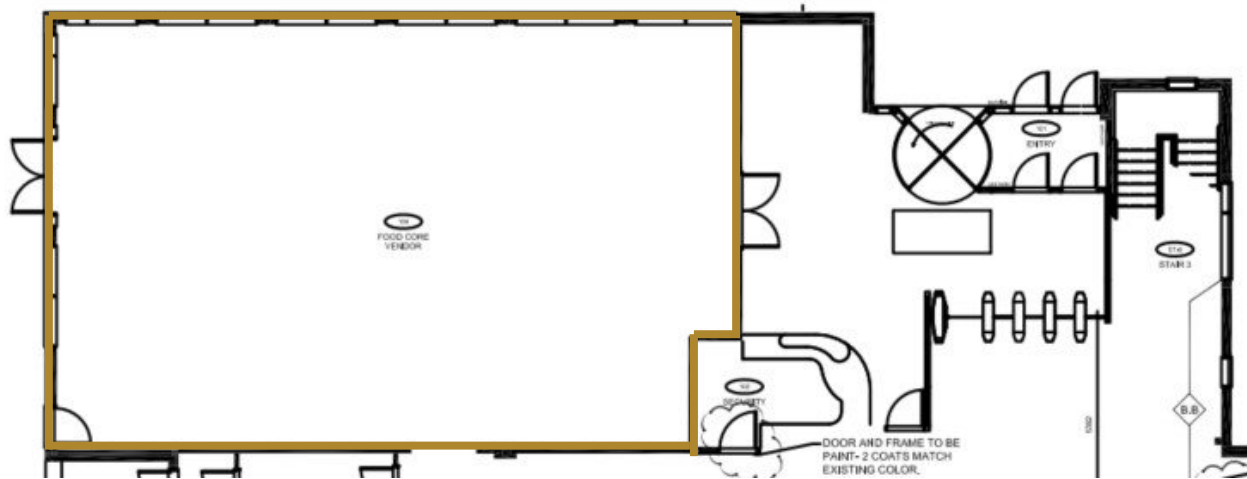


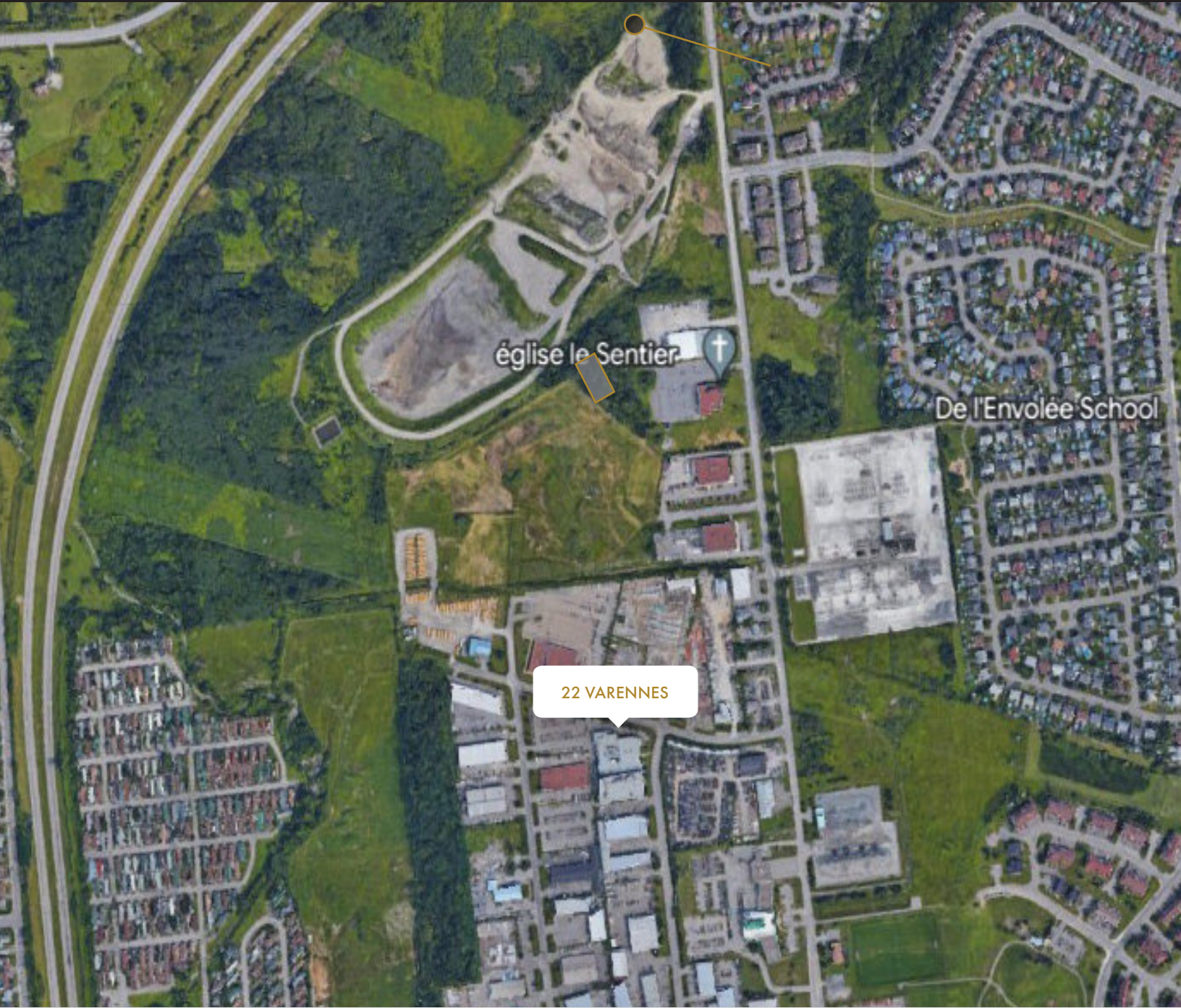
Property Specifications

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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