



COLDWELL BANKER
SARAZEN REALTY,
BROKERAGE

**25 ROSEMOUNT AV,
OTTAWA, K1Y 1P3**

COMMERCIAL LEASE

ENDLESS BUSINESS POSSIBILITIES AWAIT!

- Size: 13,000 square feet across three floors plus basement
- Versatile space for various business endeavors

\$25.00/SQFT

FEATURES

MAIN FLOOR

- ✓ Spacious reception area

- ✓ Large gathering room for events, meetings, or workshops

- ✓ Fully equipped commercial kitchen

- ✓ 2 Living Rooms

- ✓ Additional offices for administrative tasks or collaborative work

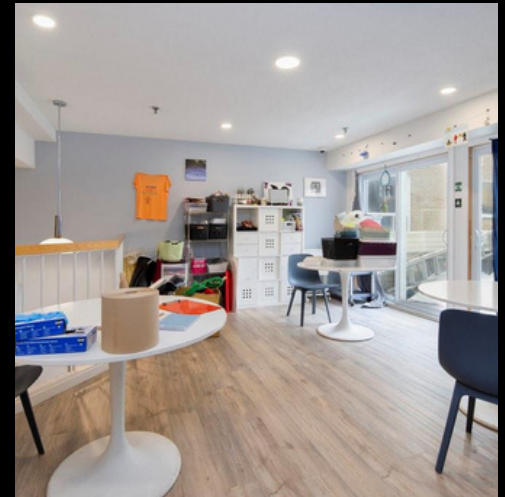
SECOND AND THIRD FLOOR

- ✓ 12 well-appointed rooms on each floor

- ✓ Kitchenettes in each room

- ✓ Versatile spaces for offices, consultation rooms, or creative studios

- ✓ Third floor includes a delightful terrace for outdoor retreat or meetings



- Flexible layout and prime location
- Potential uses include boutique hotel, co-working space, wellness center, or educational facility
- Opportunity to transform into the cornerstone of business success



PARKING AND ACCESSIBILITY

- Accommodation for up to seven cars
- Convenient access for employees and visitors



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**TRANSFORM YOUR BUSINESS
WITH ROSEMOUNT.
TAKE THE FIRST STEP AND CALL
ME NOW!**