

FOR LEASE: PRIME RETAIL

1177 St. Laurent Blvd., Ottawa, ON

BRENTCOM
REALTY CORPORATION, BROKERAGE
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING

DESCRIPTION:

- ✓ Rare retail End-Cap opportunity with prominent visibility on the east side of St. Laurent Boulevard, between Ogilvie Road and R. Lemieux St. This well located central location is across from St. Laurent Shopping Centre, a major shopping centre located in Ottawa east.
- ✓ Join Mattress Mart, Laurier Optical, Pizza Pizza in busy plaza.
- ✓ High traffic arterial road with direct access to public transportation, St. Laurent LRT O-Train Station, Highway 417, major highways. Convenient access to downtown.

RETAIL SPACE AVAILABLE: [Current Kiddie Cobbler Space](#)

- ✓ Approximately 2,000 square feet available. Current Kiddie Cobbler.

NET RENTAL RATE:

- ✓ \$35.00 per square foot rentable.

OPERATING COSTS (estimate):

- ✓ 18.27 per square foot per annum (Cam: \$10.56 p.s.f.; Realty Tax: \$7.71 p.s.f.).
- ✓ HVAC 5 ton installed 2009. Electrical to be verified.

SIGNAGE:

- ✓ Excellent Storefront and Pylon signage and visibility facing St. Laurent Blvd.

PARKING & ACCESS:

- ✓ On-site parking spaces. Excellent access, egress.



For more information please contact:

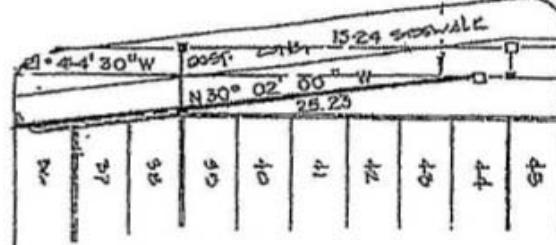
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BRENTCOM REALTY CORPORATION, BROKERAGE
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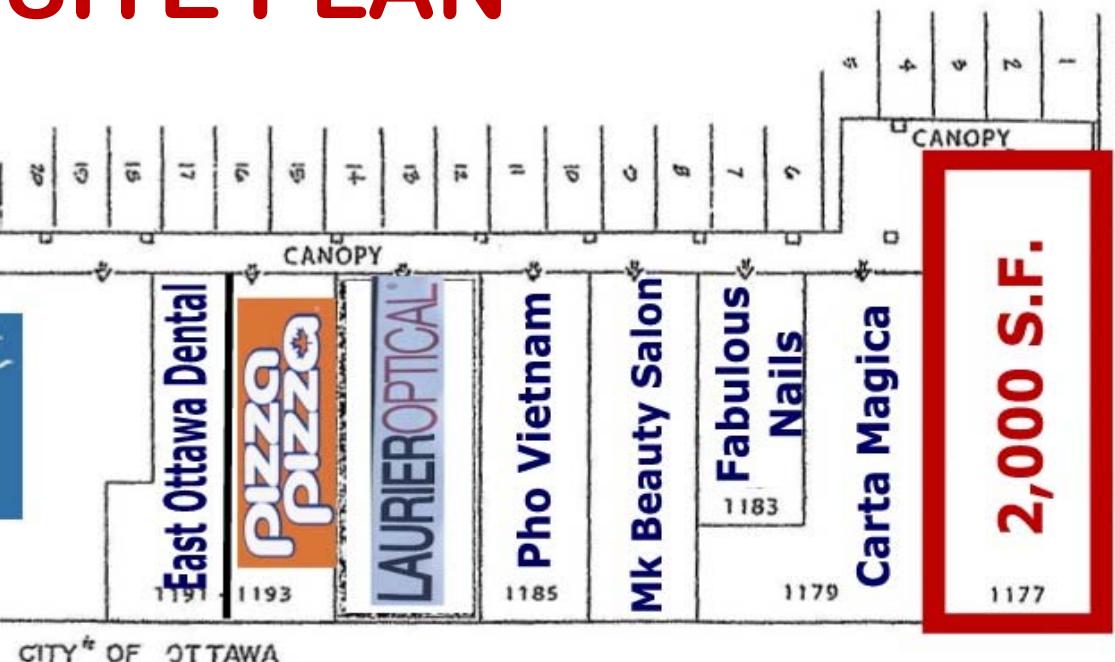
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ST. LAURENT BLVD.



SITE PLAN



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