

FOR LEASE: PRIME RETAIL

1177 St. Laurent Blvd., Ottawa, ON



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 Kobbler Space

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

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:

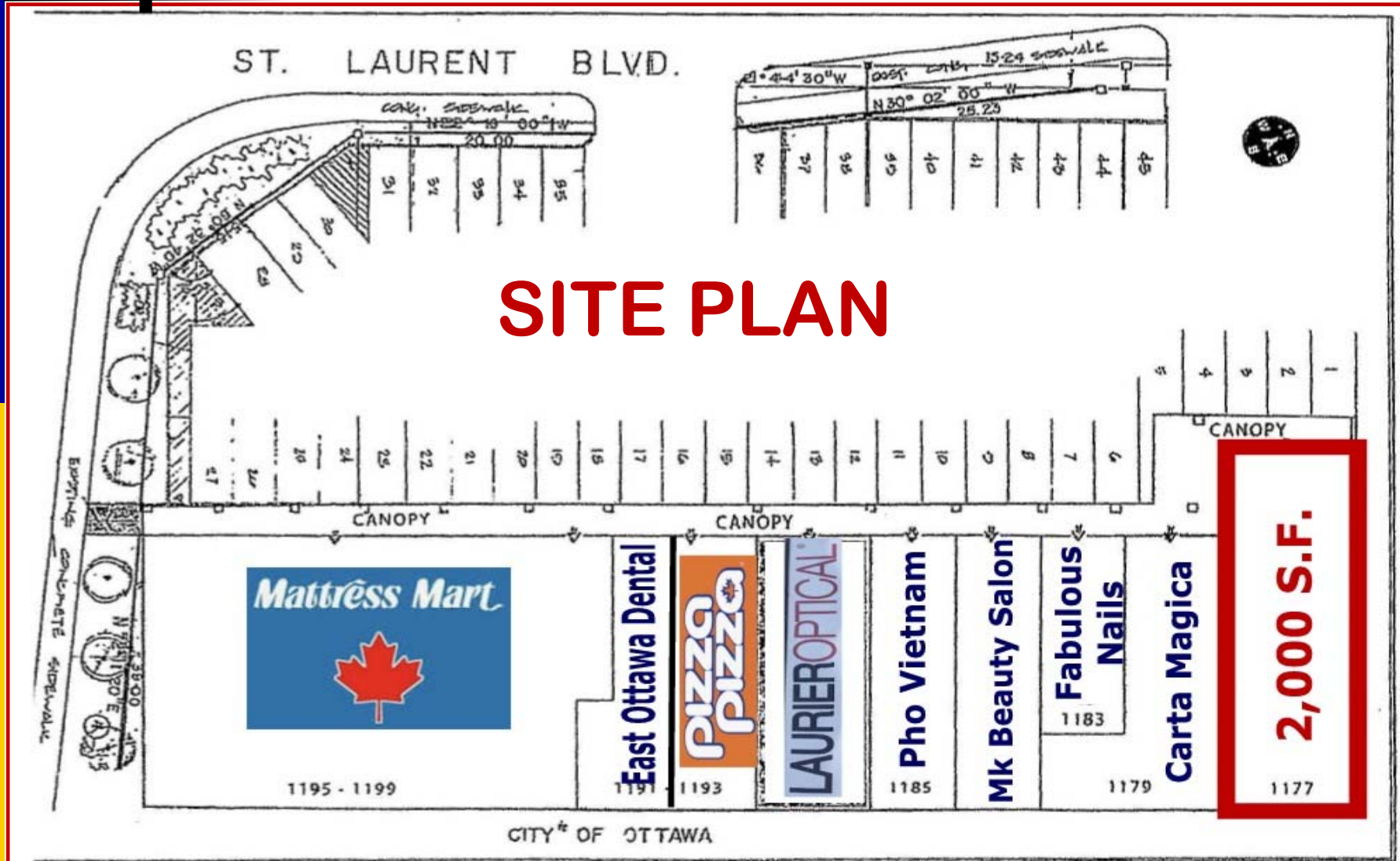
BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613)726-7323 Fax: (613)721-8849
Email: brent@brentcomrealty.com
www.brentcomrealty.com

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

FOR LEASE: PRIME RETAIL
1177 St. Laurent Blvd., Ottawa, ON



SITE PLAN



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

FOR LEASE: PRIME RETAIL

1177 St. Laurent Blvd., Ottawa, ON

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



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

FOR LEASE: **PRIME RETAIL** 1177 St. Laurent Blvd., Ottawa, ON

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



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.