



OFFICE SPACE FOR LEASE

1150 | CYRVILLE ROAD
SUITE 200 OTTAWA, ONTARIO



INSIDE EDGE
PROPERTIES
BROKERAGE

FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM

613.226.9902



INSIDE EDGE
PROPERTIES
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1150 CYRVILLE ROAD - SUITE 200



4,614 SQ.FT.

OFFICE SPACE FOR LEASE



BUILDING
SIGNAGE RIGHTS
AVAILABLE



ON-SITE
GYM



CLOSE TO
ST. LAURENT
SHOPPING CENTRE



450M
WALK TO
LRT STATION



LARGE
WINDOWS



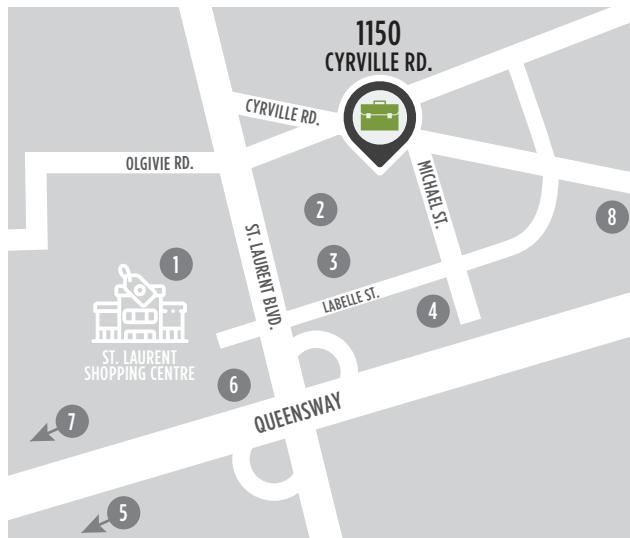
SHADED
OUTDOOR
COMMON AREA

BASIC RENT	\$17.00 PSF
ADDITIONAL RENT	\$19.76 PSF (2026 ESTIMATE)
INCLUDED	UTILITIES & IN-SUITE JANITORIAL
AVAILABILITY	IMMEDIATE
PARKING	2/1000

CLASS "A" OFFICE BUILDING

Just steps away from the Cyrville light-rail station and a short five-minute drive from the Central Business District, this four-storey amenity-rich building is conveniently located within the St. Laurent area in east Ottawa. Nearby, you will also find lots of restaurants, shops, hotels and services of the St. Laurent Shopping Centre.

LOCATION

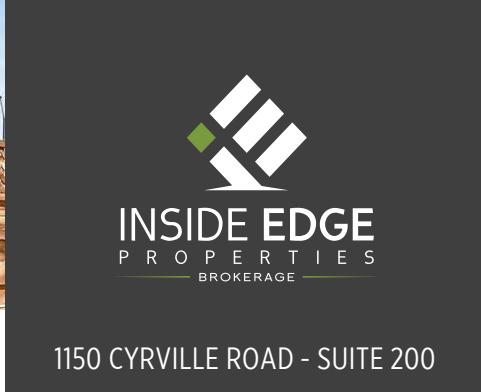


POINTS OF INTEREST

- 1 St. Laurent Shopping Centre
- 2 Holiday Inn Ottawa East
- 3 Lone Star Texas Grill
- 4 Comfort Inn Ottawa East
- 5 Ottawa Station Via Rail (6 min drive)
- 6 OC Transpo & LRT Station
- 7 Downtown Ottawa (14 min drive)
- 8 Cyrville LRT Station



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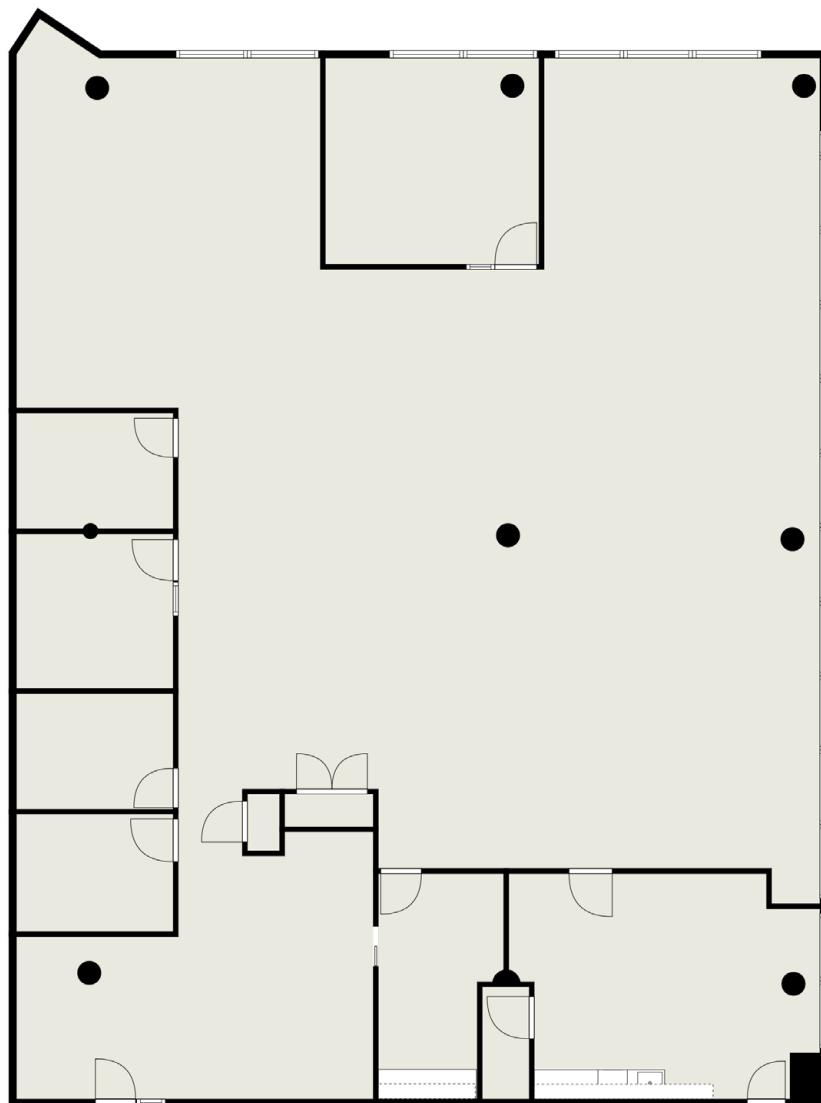
FLOORPLAN



CLICK TO VIEW VR TOUR

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