



OFFICE SPACE FOR LEASE

1150

CYRVILLE ROAD

SUITES 200, 210A, and 220 — OTTAWA, ONTARIO



FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM

613.226.9902



1150 CYRVILLE ROAD

12,102 SQ.FT.

OFFICE SPACE FOR LEASE

BASIC RENT	\$17.00 PSF
ADDITIONAL RENT	\$18.61 PSF (2025 ESTIMATE)
INCLUDED	UTILITIES & IN-SUITE JANITORIAL
AVAILABILITY	SEE FLOORPLANS
PARKING	2/1000



BUILDING
SIGNAGE RIGHTS
AVAILABLE



ON-SITE
GYM



CLOSE TO
ST. LAURENT
SHOPPING CENTRE



450M
WALK TO
LRT STATION



TURNKEY
OFFICE SPACE
AVAILABLE



LARGE
WINDOWS



SHADED
OUTDOOR
COMMON AREA

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 | 5 Ottawa Station Via Rail (6 min drive) |
| 2 Holiday Inn Ottawa East | 6 OC Transpo & LRT Station |
| 3 Lone Star Texas Grill | 7 Downtown Ottawa (14 min drive) |
| 4 Comfort Inn Ottawa East | 8 Cyrville LRT Station |



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INSIDE EDGE
PROPERTIES
BROKERAGE

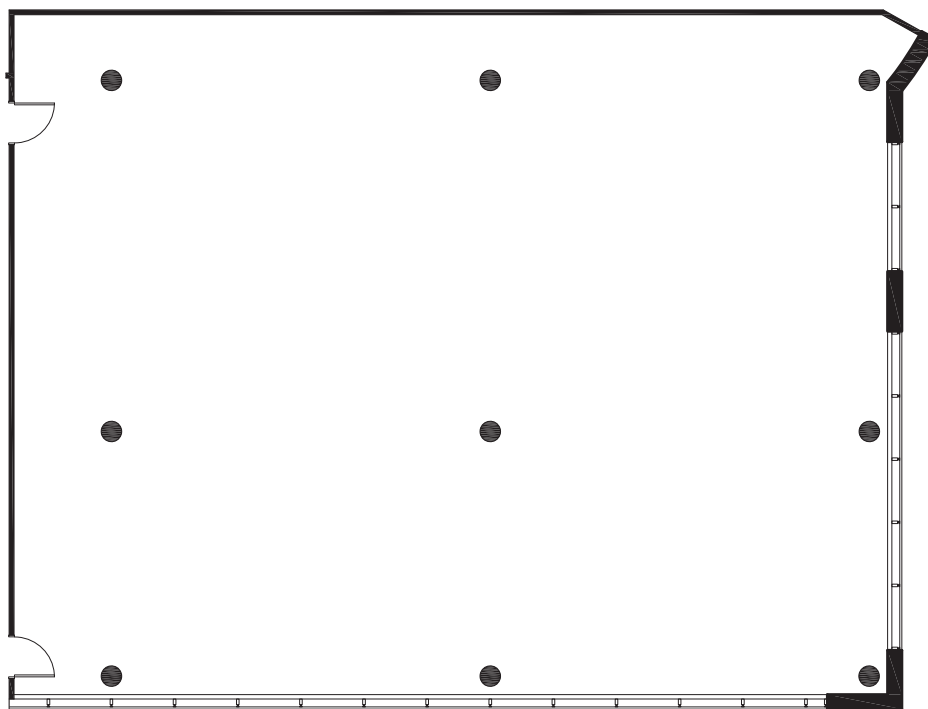
1150 CYRVILLE ROAD - SUITE 200



FLOORPLAN

SUITE 200

4,614 SQ. FT. | AVAILABLE: 120 DAYS



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INSIDE EDGE
PROPERTIES
BROKERAGE

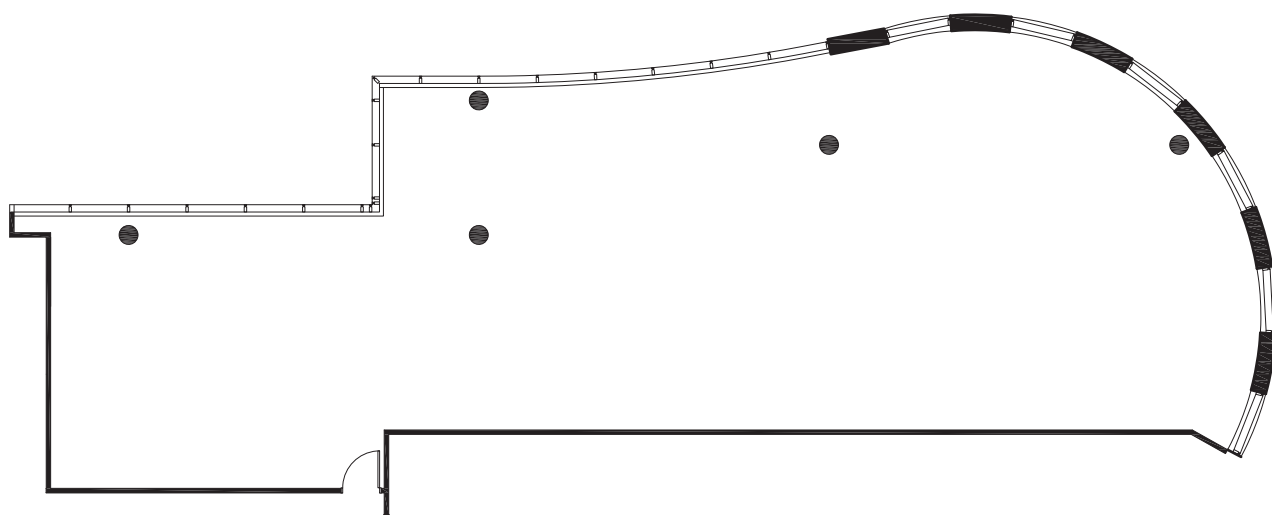
1150 CYRVILLE ROAD - SUITE 210A



FLOORPLAN

SUITE 210A

3,300 SQ. FT. | AVAILABLE: 120 DAYS



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INSIDE EDGE
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1150 CYRVILLE ROAD - SUITE 210A



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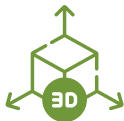


INSIDE EDGE
PROPERTIES
BROKERAGE

1150 CYRVILLE ROAD - SUITE 220



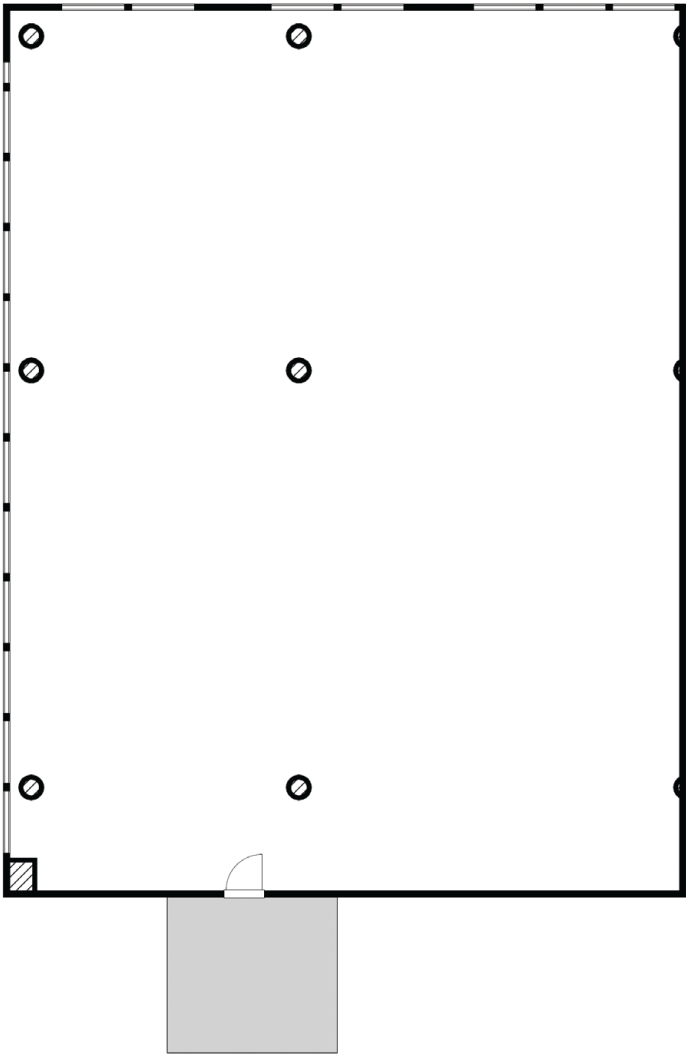
FLOORPLAN



[CLICK TO VIEW VR TOUR](#)

SUITE 220

4,188 SQ. FT. | AVAILABLE IMMEDIATELY

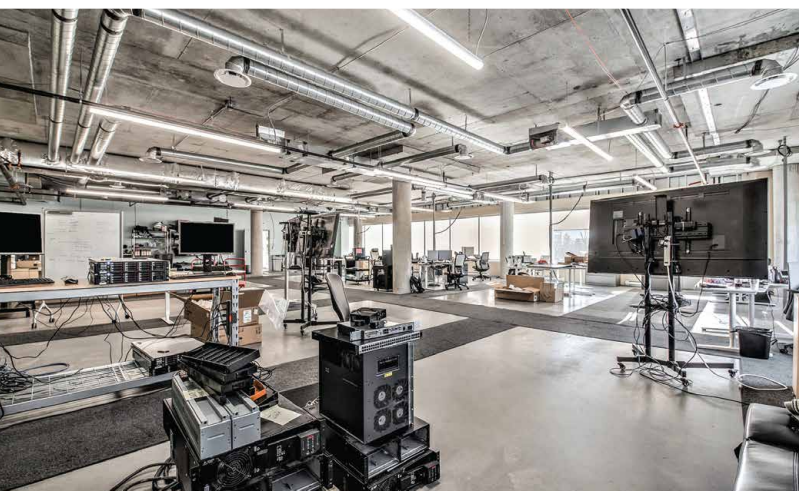
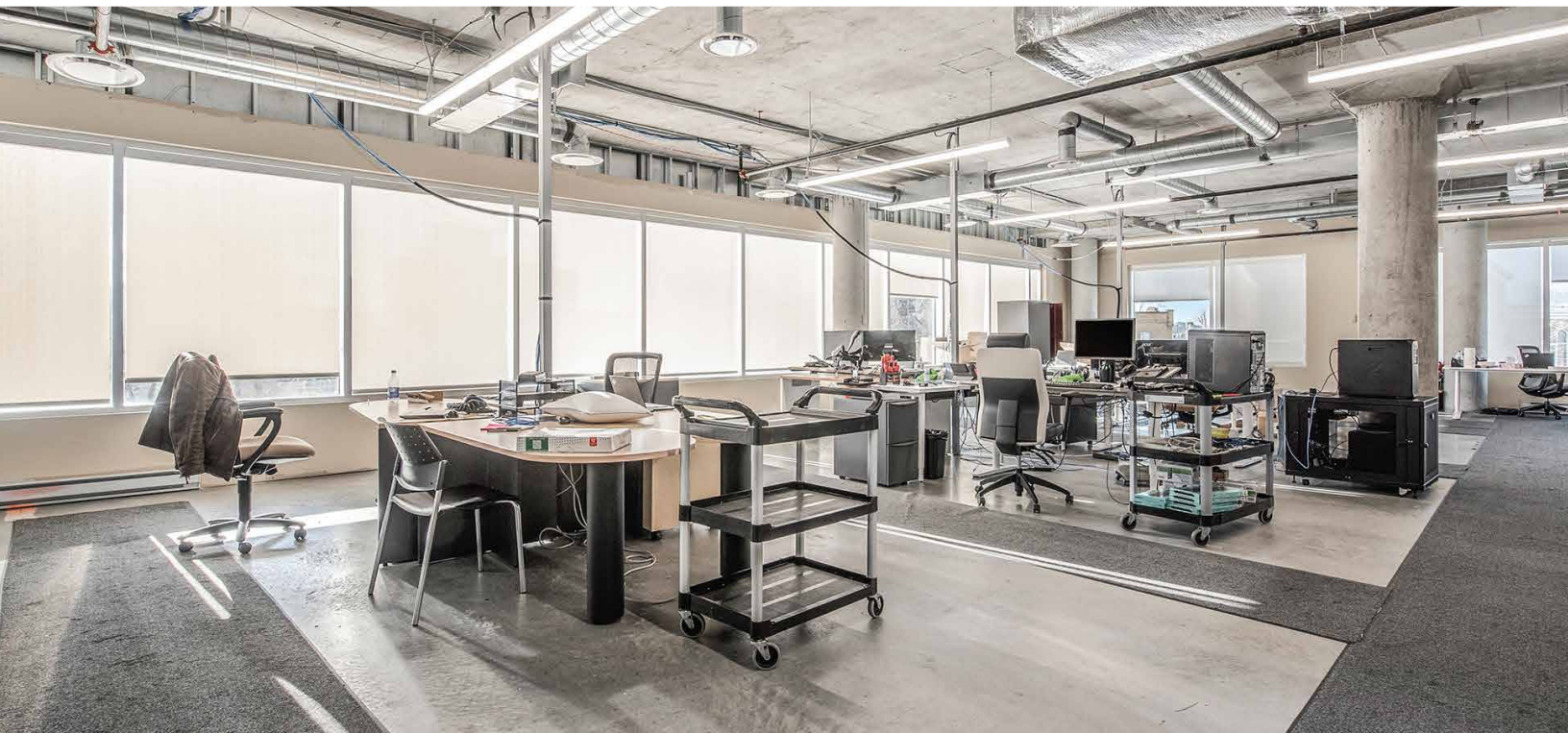


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INSIDE EDGE
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