



OFFICE SPACE FOR LEASE

1150

CYRVILLE ROAD

SUITES 210, 220, 300 — OTTAWA, ONTARIO


INSIDE EDGE
PROPERTIES
BROKERAGE

FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM
613.226.9902



1150 CYRVILLE ROAD

UP TO 23,028 SQ.FT.

OFFICE SPACE FOR LEASE

BASIC RENT	\$17.00 PSF
ADDITIONAL RENT	\$18.65 PSF (2024 ESTIMATE)
INCLUDED	UTILITIES & IN-SUITE JANITORIAL
AVAILABILITY	SEE FLOORPLANS
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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INSIDE EDGE
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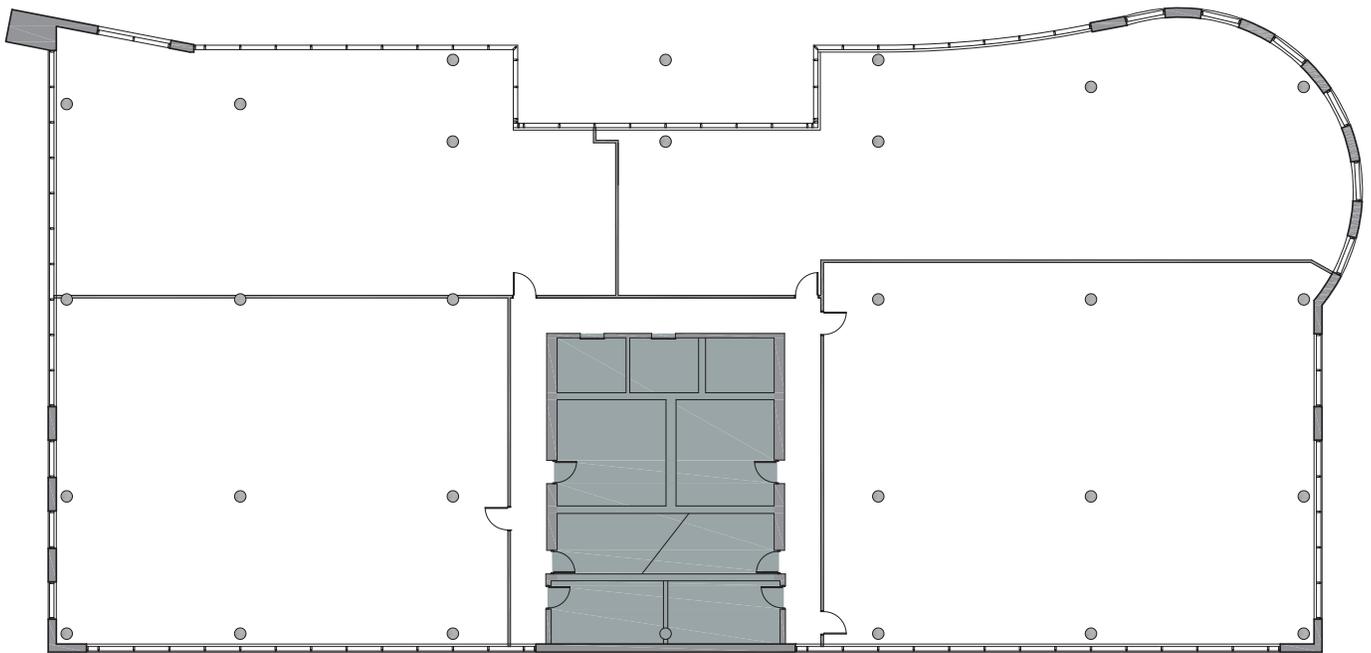
1150 CYRVILLE ROAD



FLOORPLAN

SUITE 210

3,369 SQ. FT. AVAILABLE IMMEDIATELY



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INSIDE EDGE
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1150 CYRVILLE ROAD

GALLERY FOR SUITE 210





INSIDE EDGE
PROPERTIES
BROKERAGE

1150 CYRVILLE ROAD



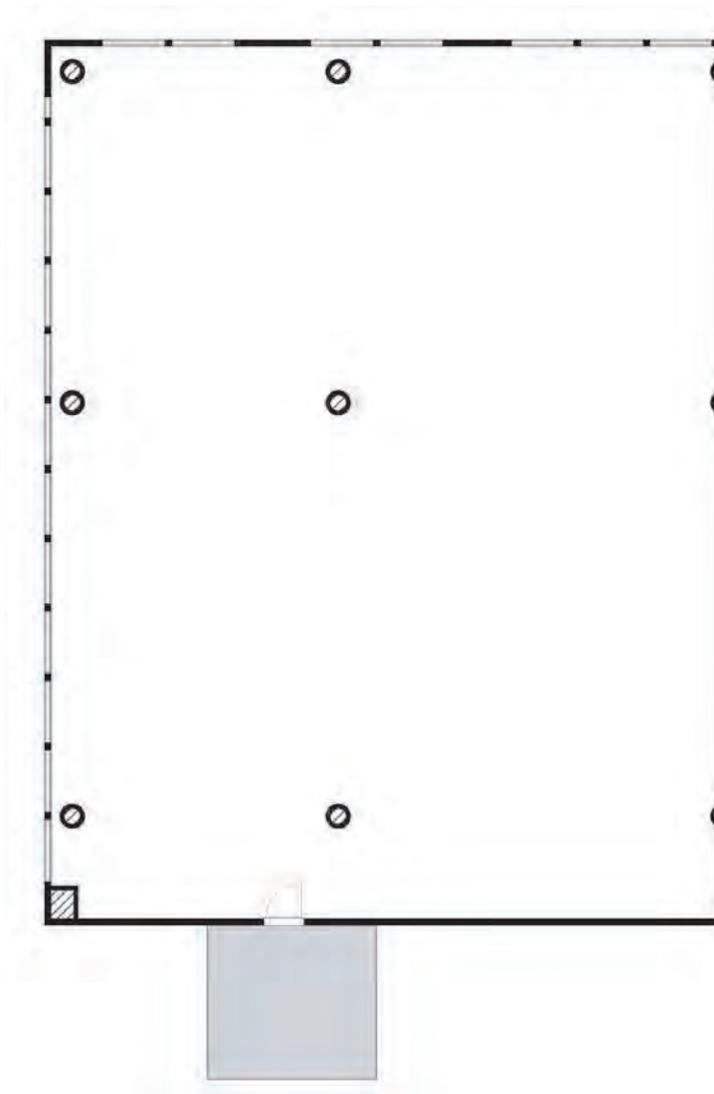
FLOORPLAN



[CLICK TO VIEW VR TOUR](#)

SUITE 220

4,188 SQ.FT. AVAILABLE IMMEDIATELY



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GALLERY FOR SUITE 220



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1150 CYRVILLE ROAD

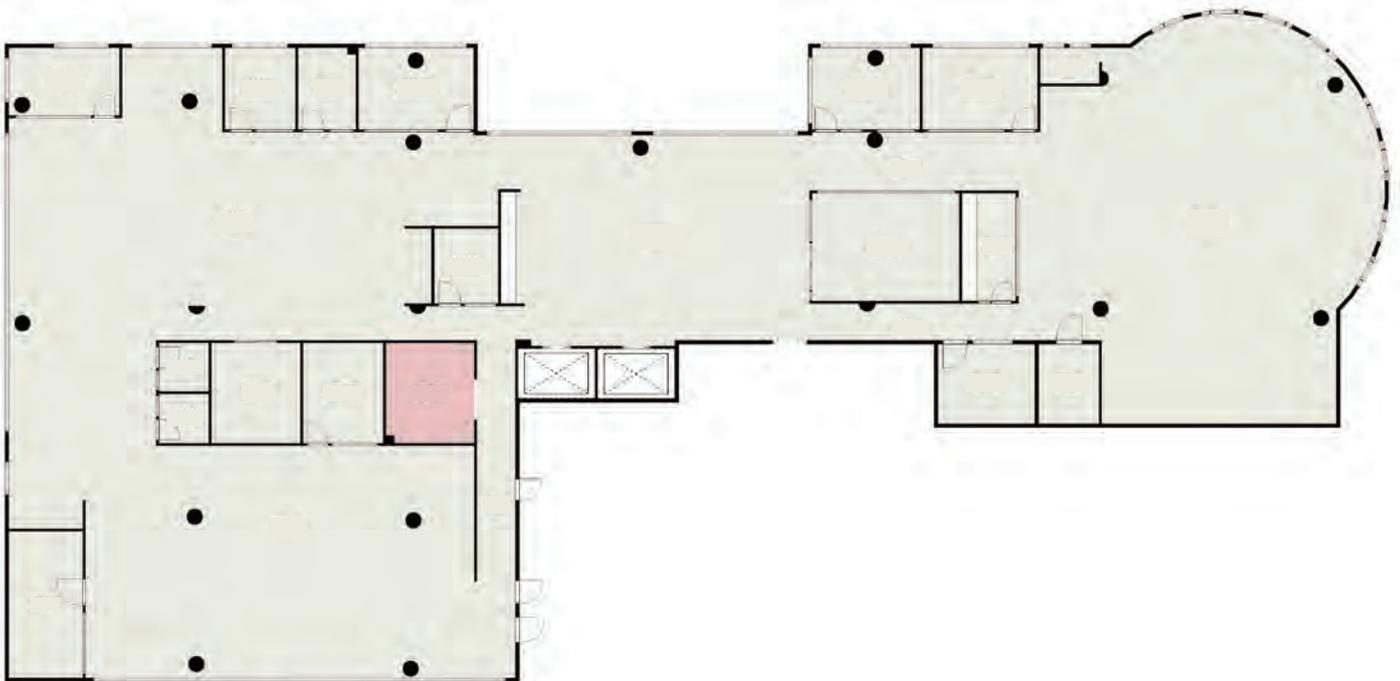


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FLOORPLAN

SUITE 300

15,471 SQ.FT. AVAILABLE IMMEDIATELY



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GALLERY FOR SUITE 300



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