



OFFICE SPACE FOR LEASE

1150

CYRVILLE ROAD

SUITE 220 OTTAWA, ONTARIO



FOR INQUIRIES, PLEASE CONTACT:  
[LEASING@IEPROPERTIES.COM](mailto:LEASING@IEPROPERTIES.COM)

613.226.9902



**INSIDE EDGE**  
PROPERTIES  
BROKERAGE

1150 CYRVILLE ROAD - SUITE 220

# 4,188 SQ.FT.

OFFICE SPACE FOR LEASE

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



BUILDING  
SIGNAGE RIGHTS  
AVAILABLE



ON-SITE  
GYM



CLOSE TO  
ST. LAURENT  
SHOPPING CENTRE



450M  
WALK TO  
LRT STATION



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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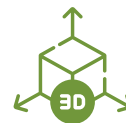


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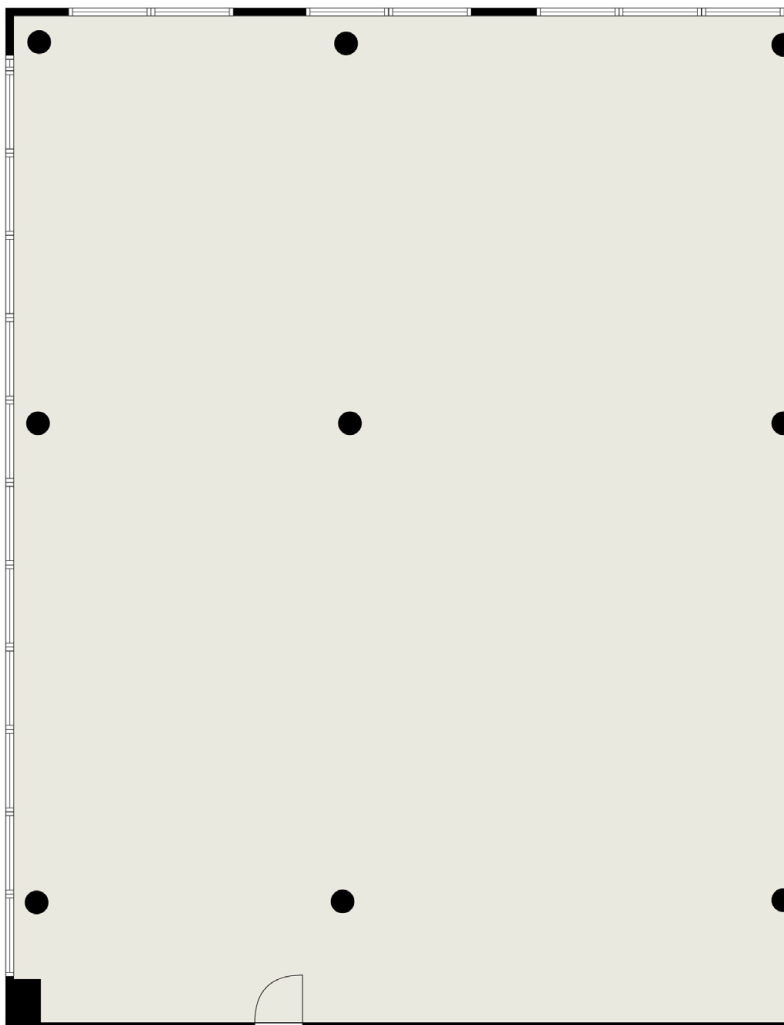
# FLOORPLAN



[CLICK TO VIEW VR TOUR](#)

## SUITE 220

4,188 SQ. FT. | AVAILABLE IMMEDIATELY



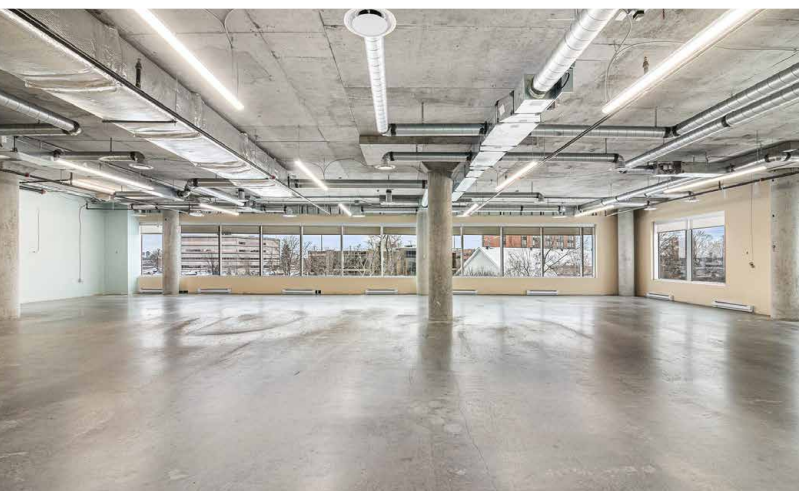
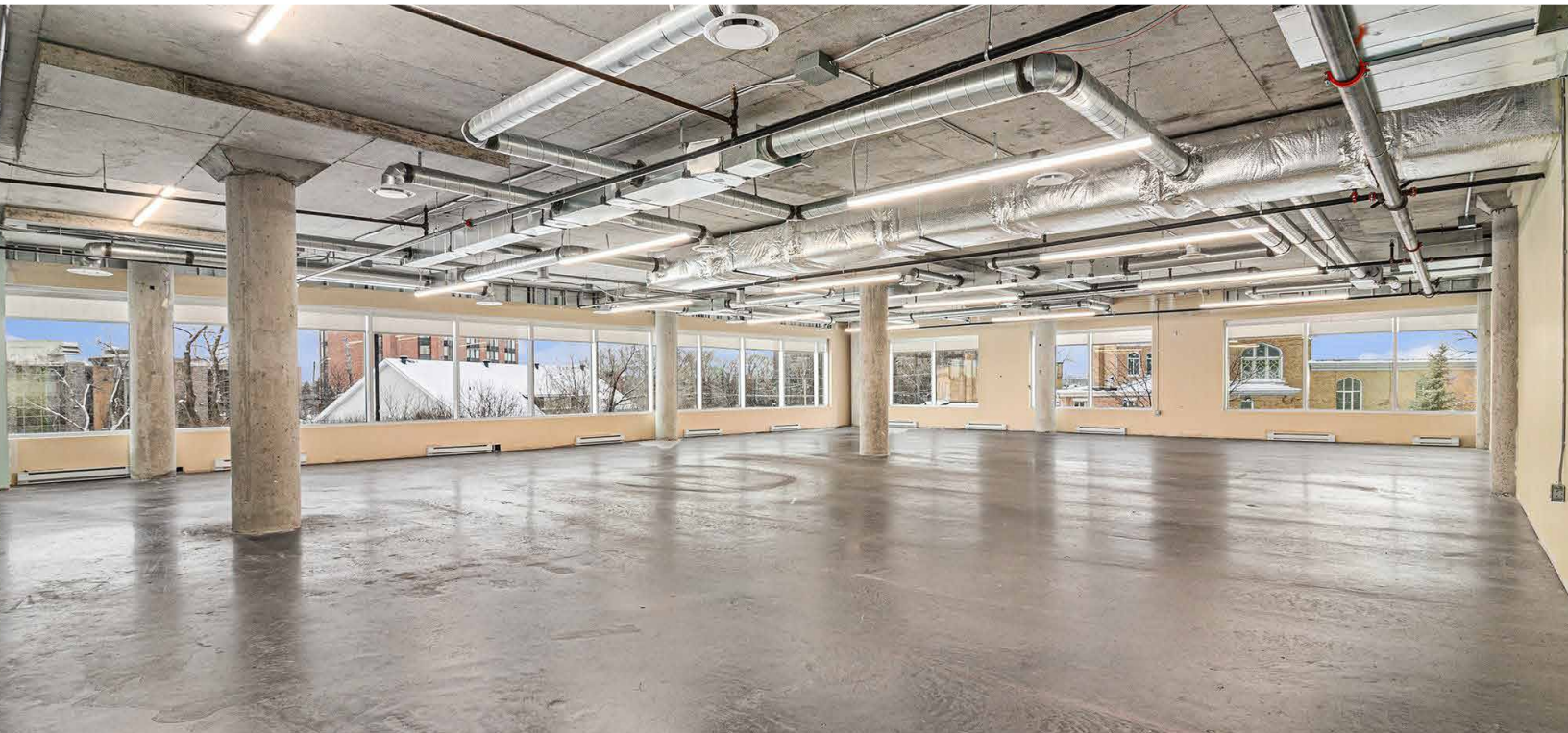
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