



OFFICE SPACE FOR LEASE

1150

CYRVILLE ROAD

SUITES 220 & 300 — OTTAWA, ONTARIO



INSIDE EDGE  
PROPERTIES  
BROKERAGE

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

613.226.9902



1150 CYRVILLE ROAD

# UP TO 19,659 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



## 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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1150 CYRVILLE ROAD - SUITE 220



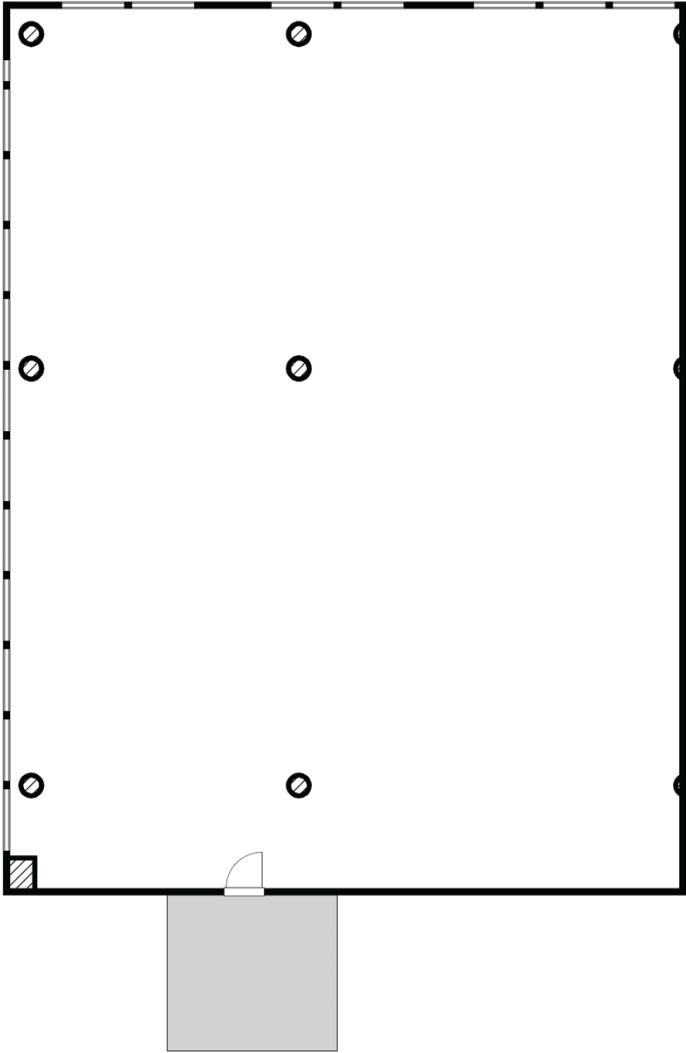
# FLOORPLAN



[CLICK TO VIEW VR TOUR](#)

## SUITE 220

4,188 SQ. FT. | AVAILABLE IMMEDIATELY

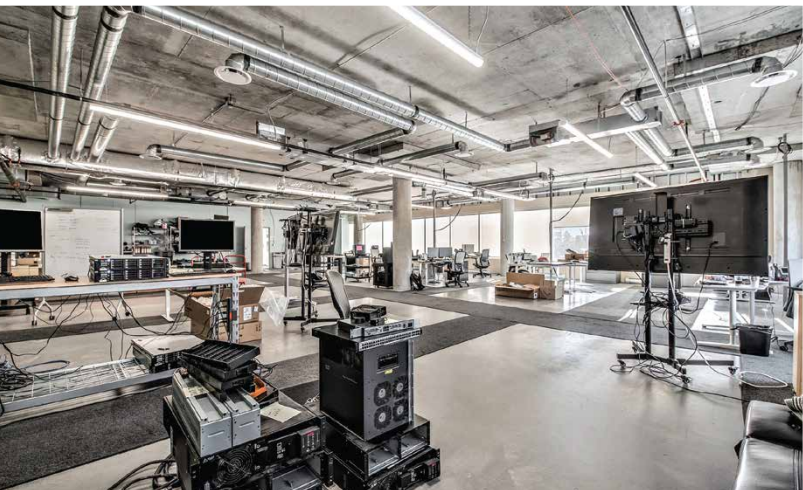
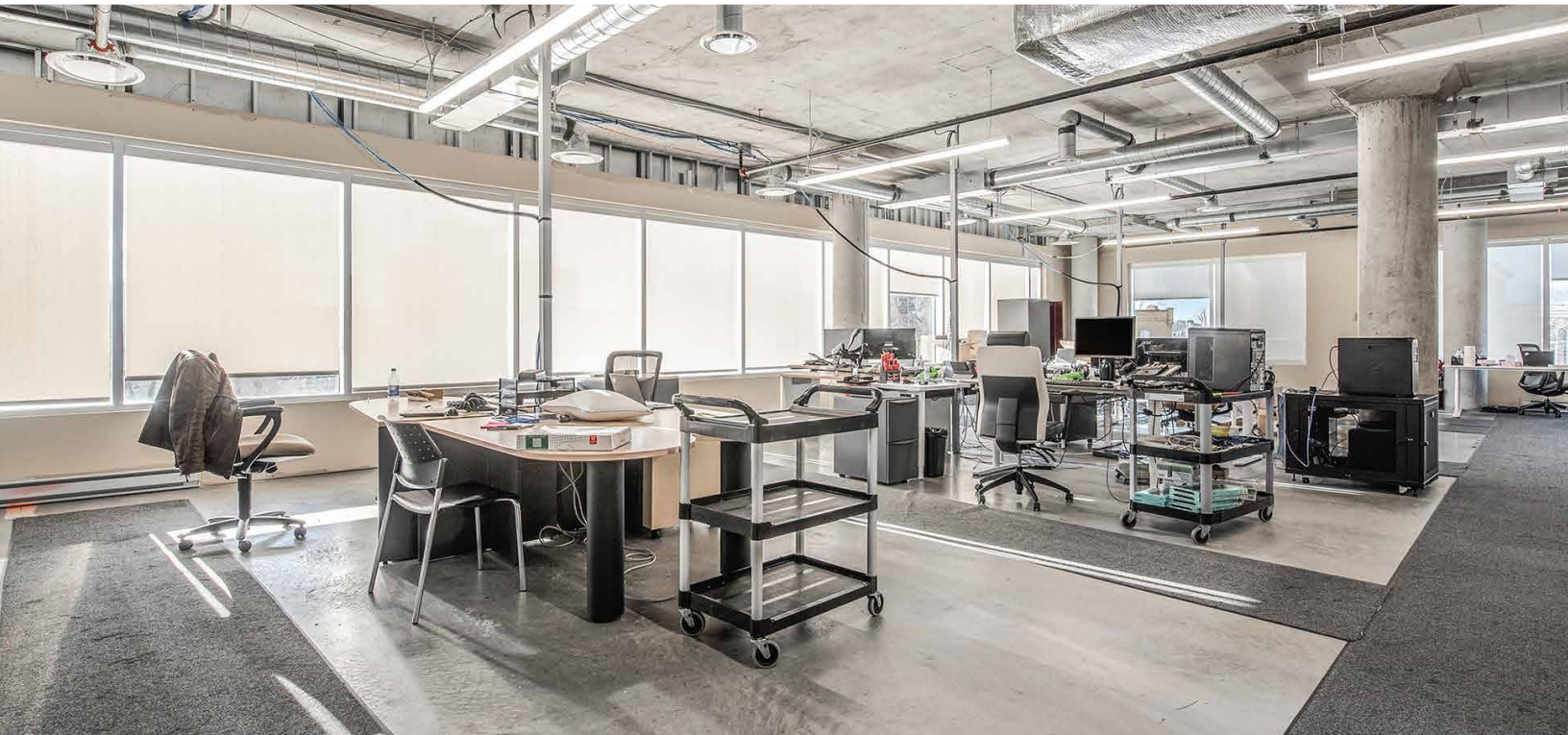


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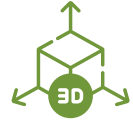
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1150 CYRVILLE ROAD - SUITE 300

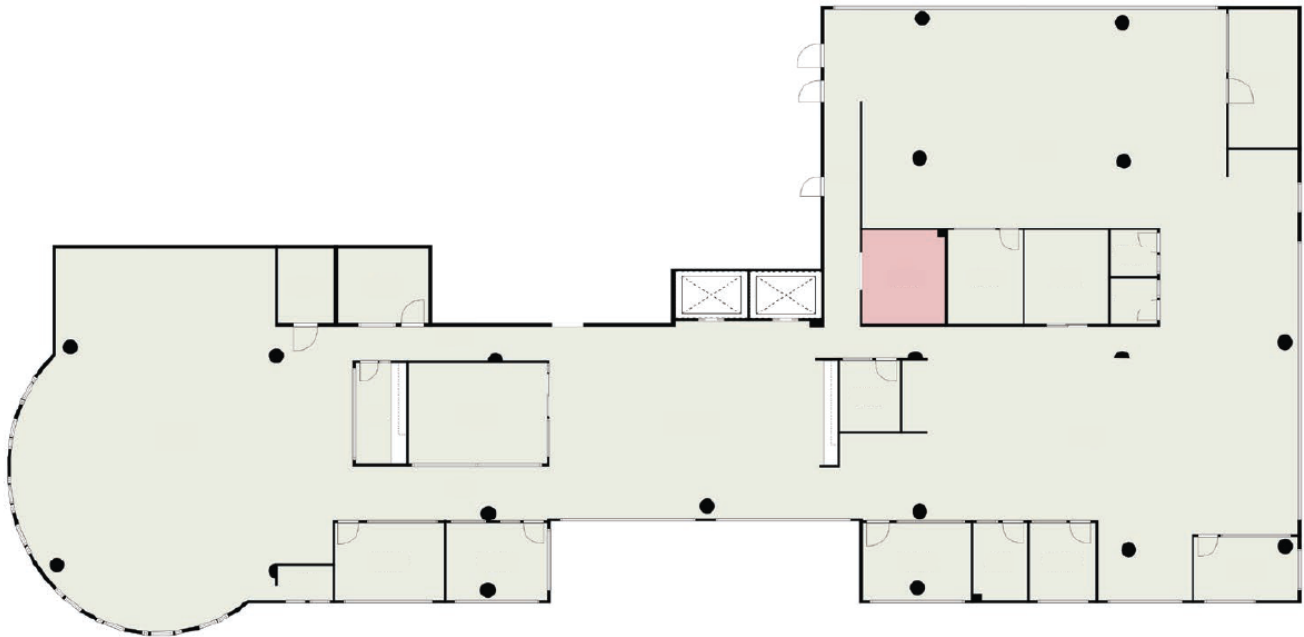
# FLOORPLAN



[CLICK TO VIEW VR TOUR](#)

## SUITE 300

15,471 SQ. FT. | AVAILABLE IMMEDIATELY

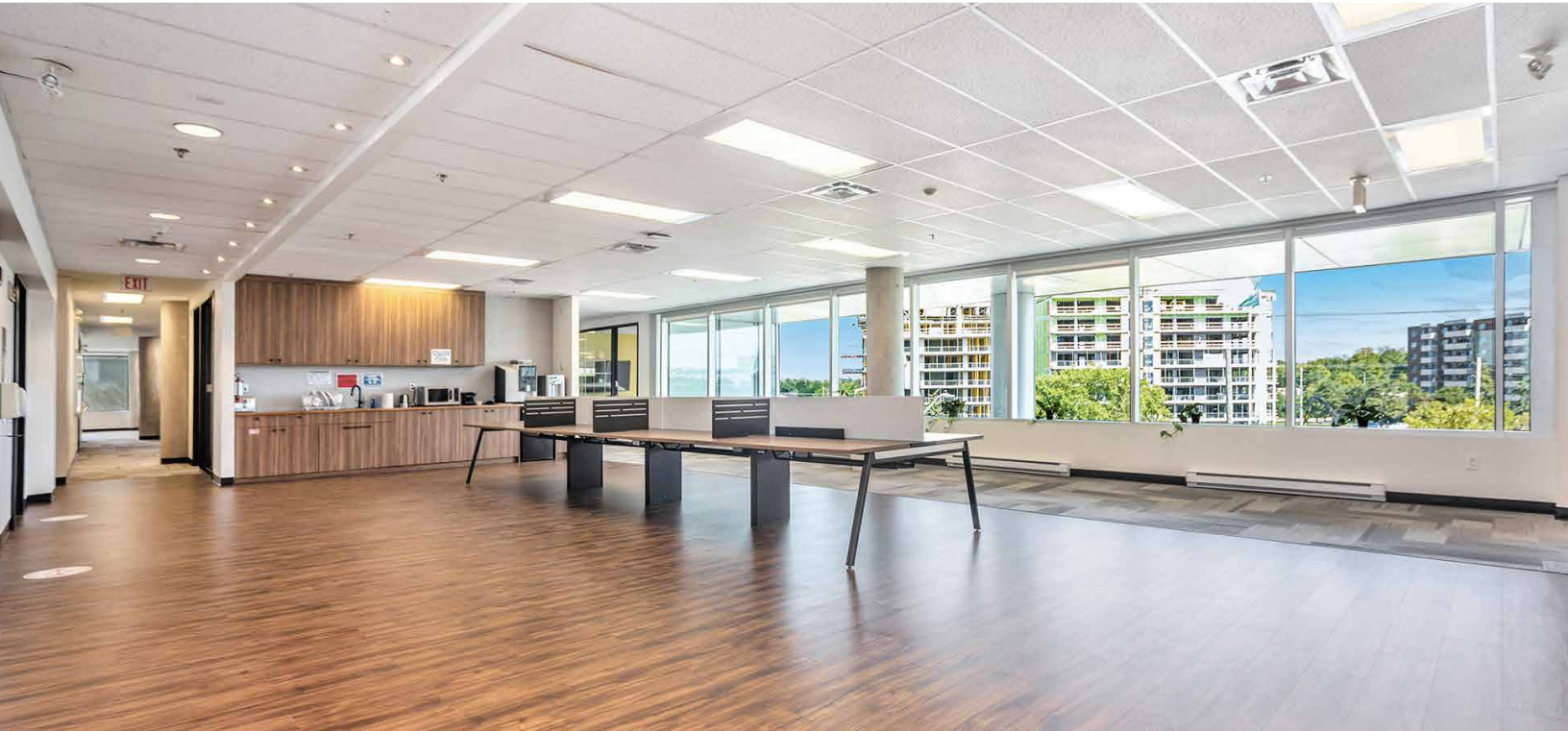


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