OFFICE SPACE FOR LEASE

1150 | CYRVILLE ROAD

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

INSIDE EDGE PROPERTIES BROKERAGE

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

INSIDE EDGE
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1150 CYRVILLE ROAD

12,102 SQ.FT.

OFFICE SPACE FOR LEASE

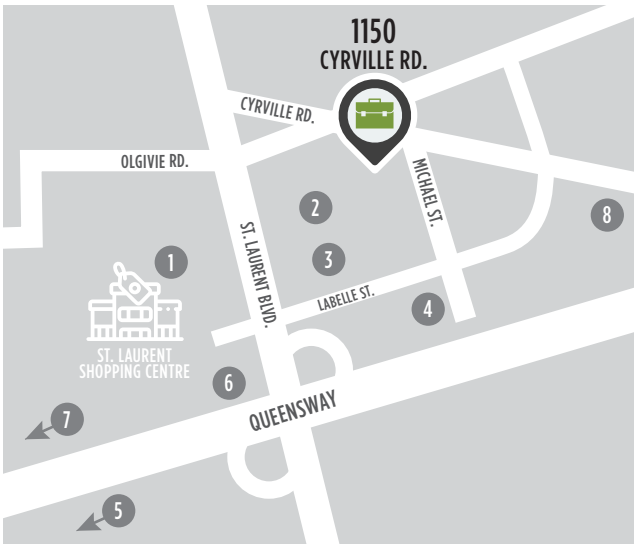
BASIC RENT	$17.00 PSF
ADDITIONAL RENT	$18.61 PSF (2025 ESTIMATE)
INCLUDED	UTILITIES & IN-SUITE JANITORIAL
AVAILABILITY	SEE FLOORPLANS
PARKING	2/1000

- 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
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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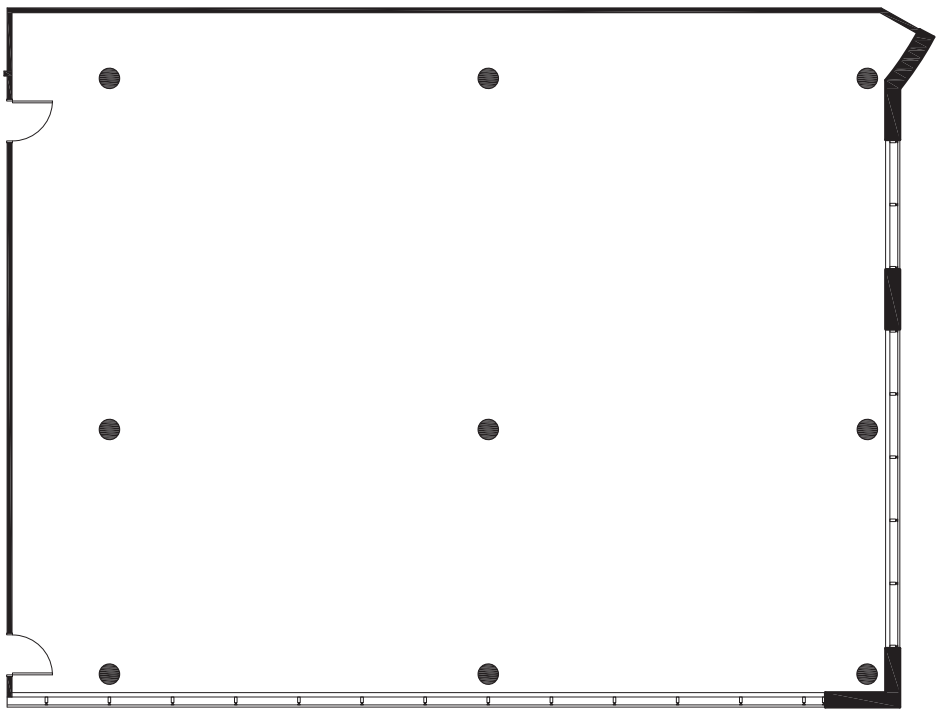
1150 CYRVILLE ROAD - SUITE 200

FLOORPLAN

SUITE 200

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



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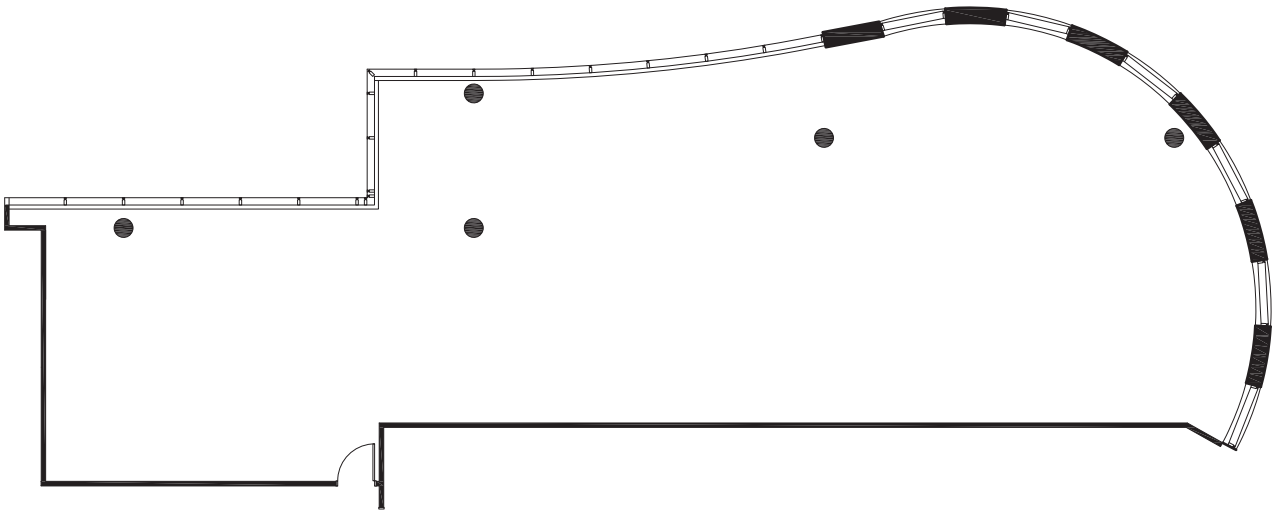
1150 CYRVILLE ROAD - SUITE 210A

FLOORPLAN

SUITE 210A

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



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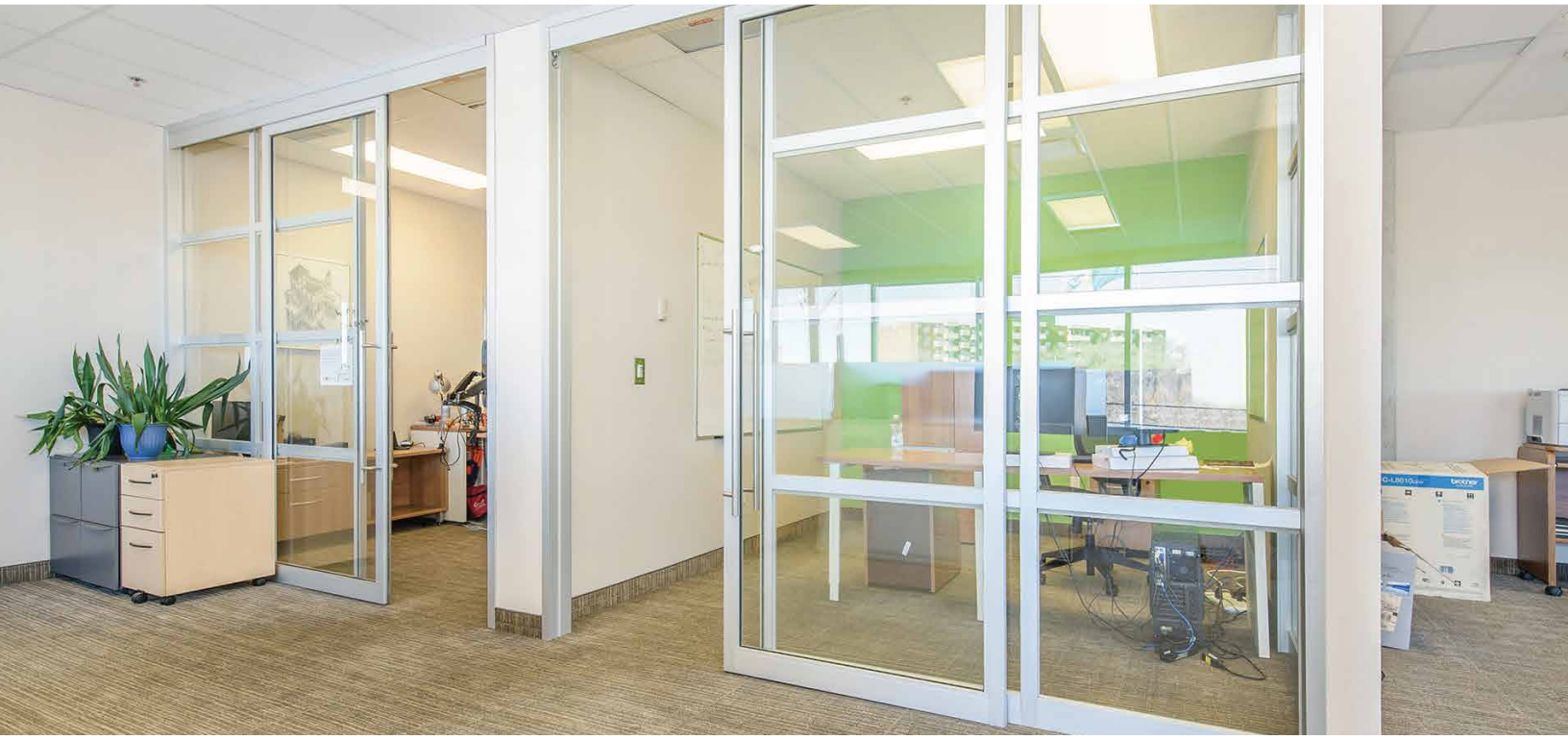
1150 CYRVILLE ROAD - SUITE 210A



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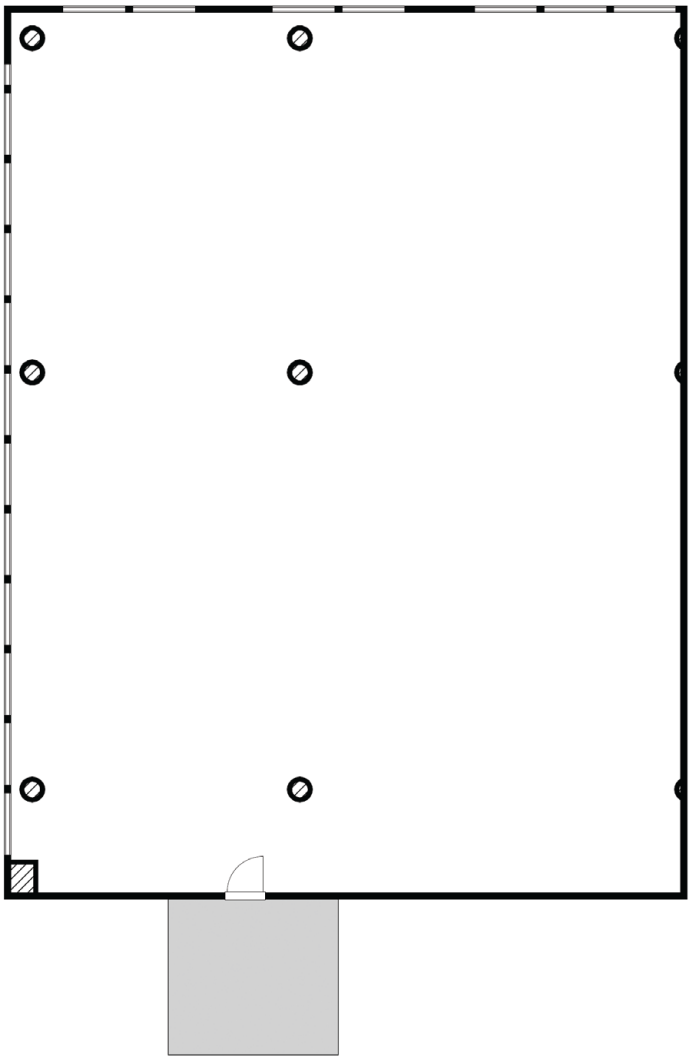
1150 CYRVILLE ROAD - SUITE 220

FLOORPLAN

CLICK TO VIEW VR TOUR

SUITE 220

4,188 SQ. FT. | AVAILABLE IMMEDIATELY



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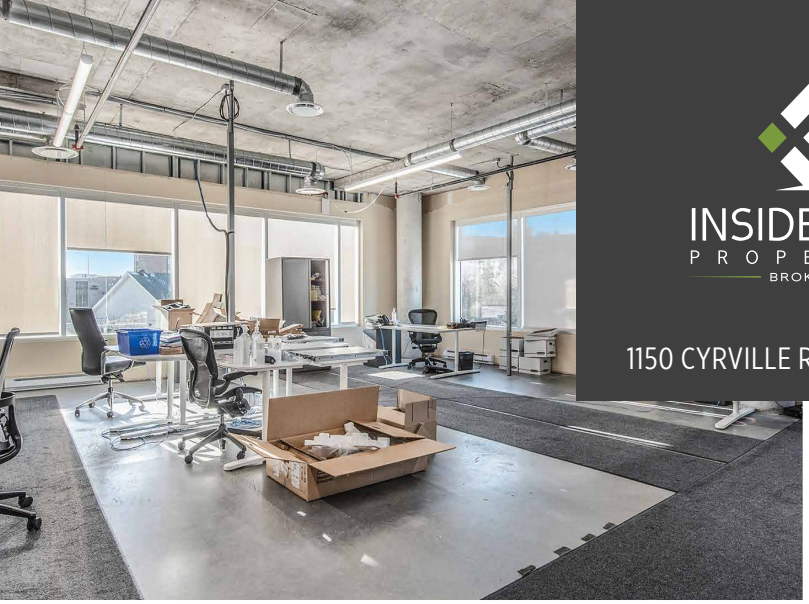

INSIDE EDGE
PROPERTIES
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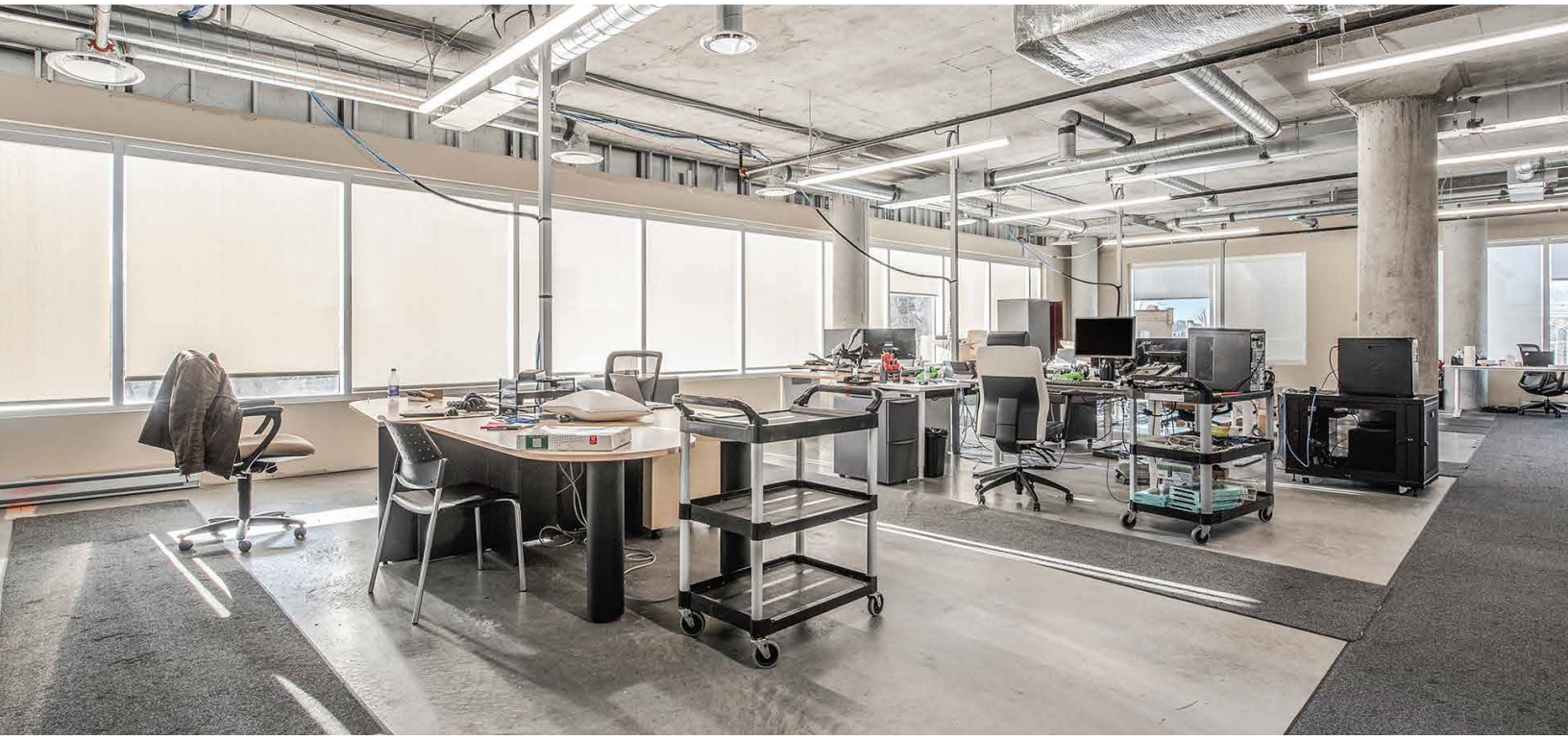
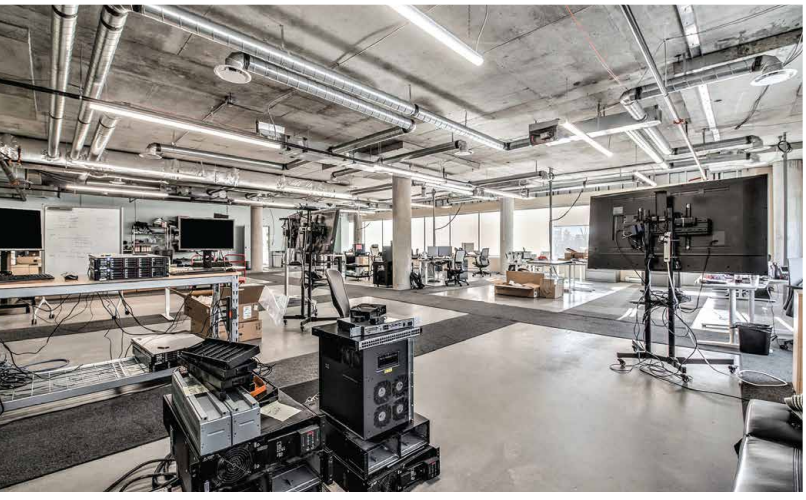
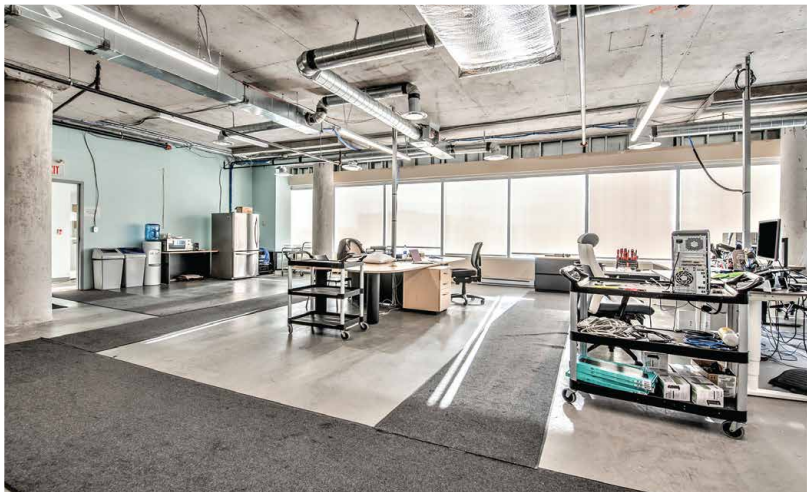
1150 CYRVILLE ROAD - SUITE 220







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