



OFFICE SPACE FOR LEASE

1150

CYRVILLE ROAD

SUITE 230 OTTAWA, ONTARIO



FOR INQUIRIES, PLEASE CONTACT:  
LEASING@IEPROPERTIES.COM

613.226.9902



**INSIDE EDGE**  
PROPERTIES  
BROKERAGE

1150 CYRVILLE ROAD - SUITE 230

**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



## 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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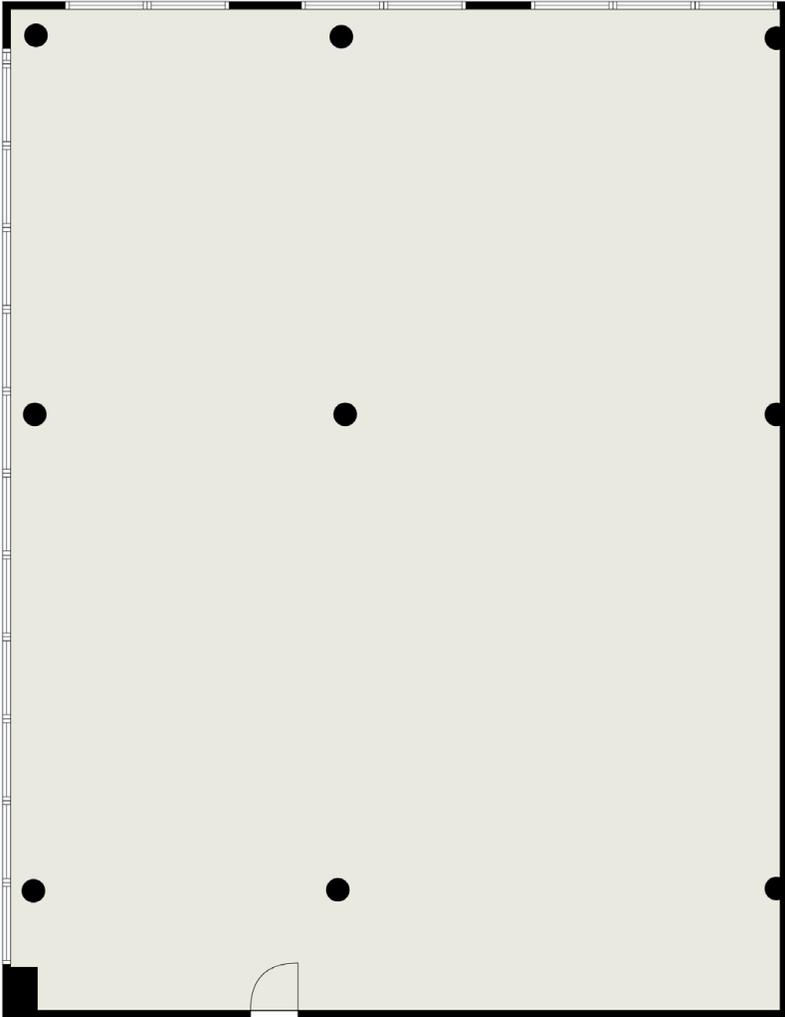
# FLOORPLAN



[CLICK TO VIEW VR TOUR](#)

## SUITE 230

4,188 SQ. FT. | AVAILABLE IMMEDIATELY

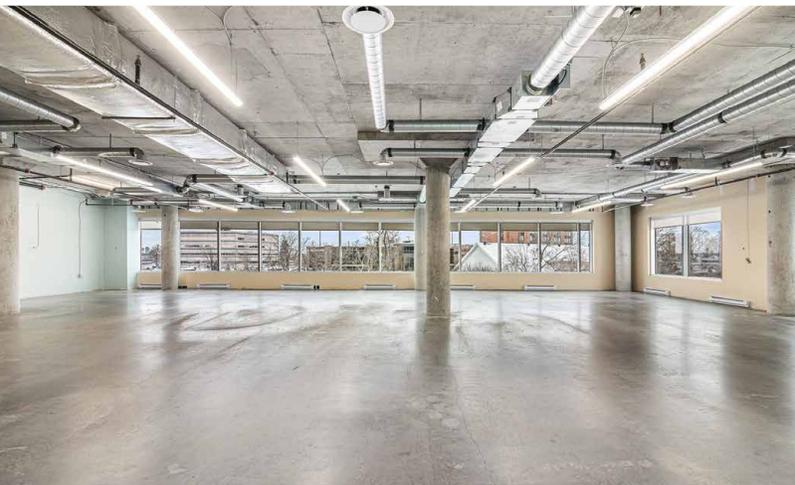
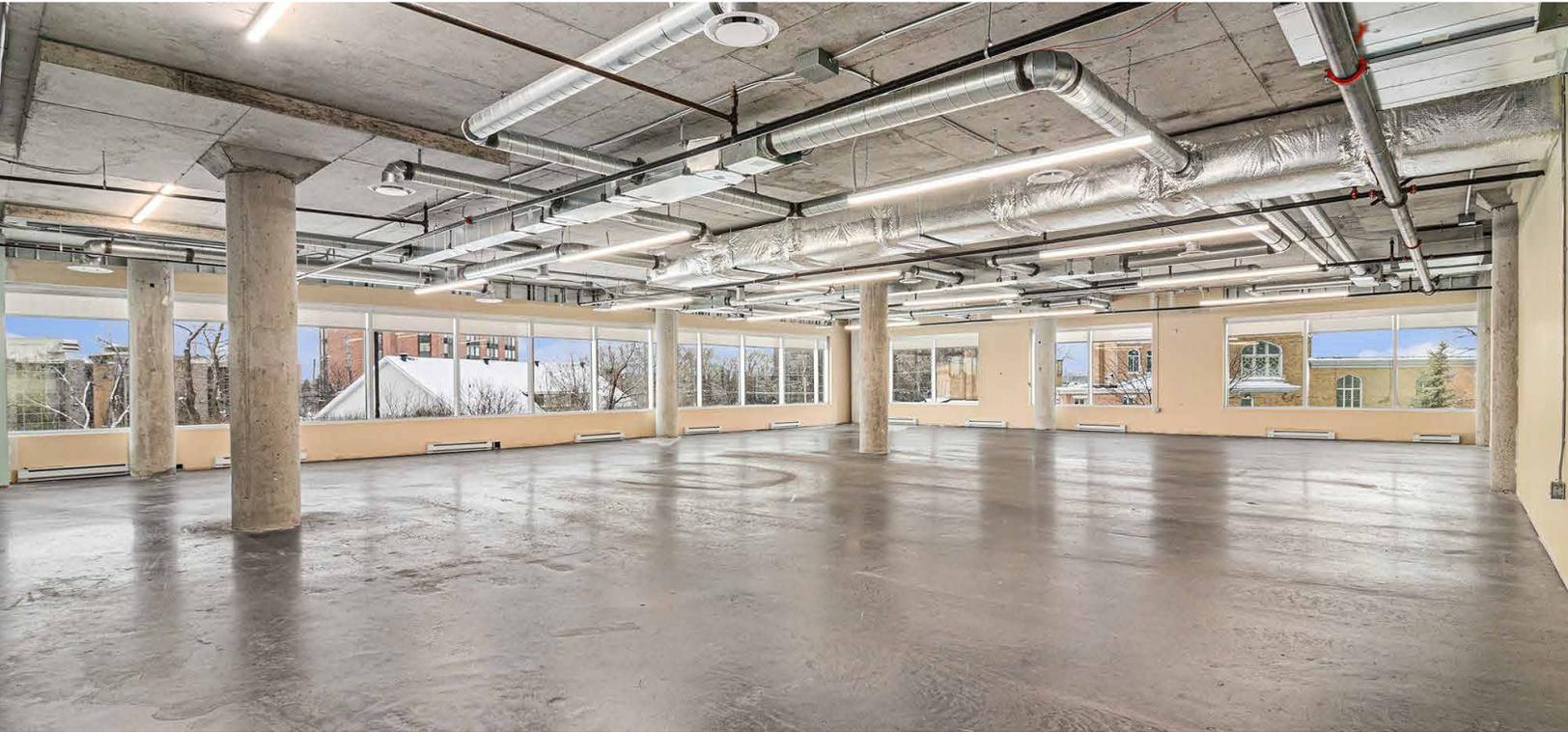


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