



OFFICE SPACE FOR LEASE

1150 | CYRVILLE ROAD
SUITE 220 — OTTAWA, ONTARIO



FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM

613.226.9902



INSIDE EDGE
PROPERTIES
BROKERAGE

1150 CYRVILLE ROAD

4,188 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

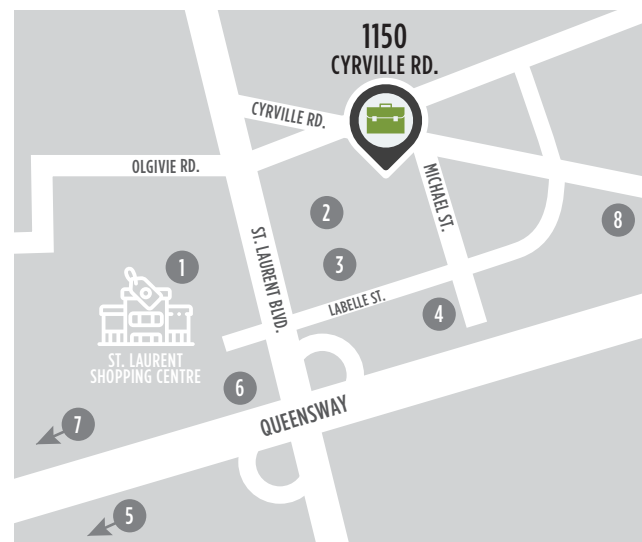


SHADED
OUTDOOR
COMMON AREA

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 | 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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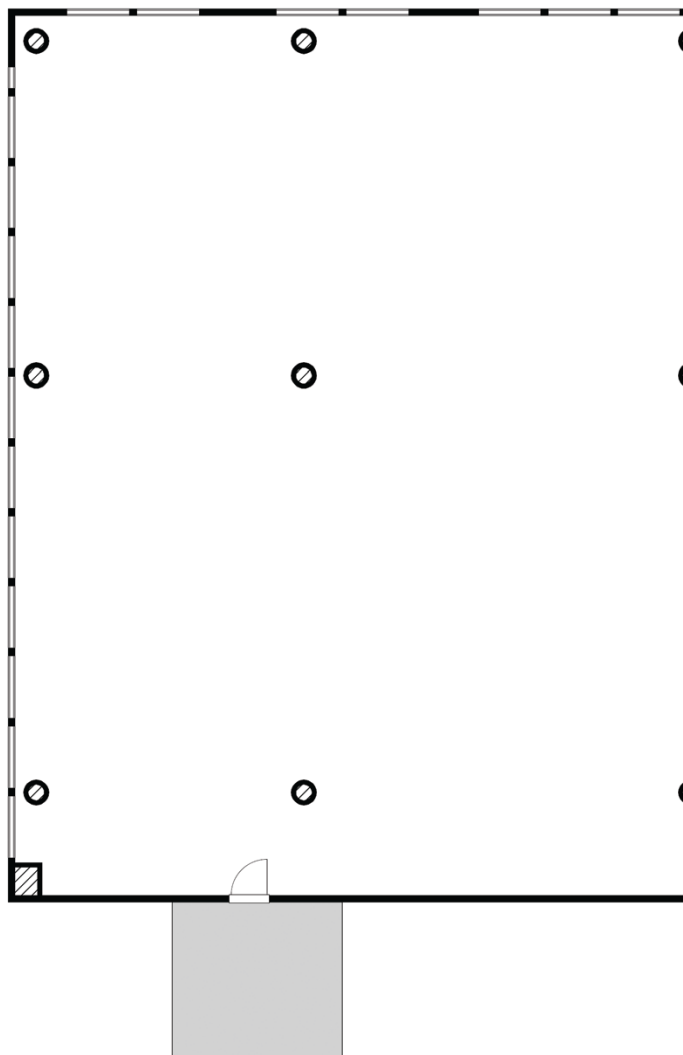
FLOORPLAN



[CLICK TO VIEW VR TOUR](#)

SUITE 220

4,188 SQ. FT. | AVAILABLE IMMEDIATELY

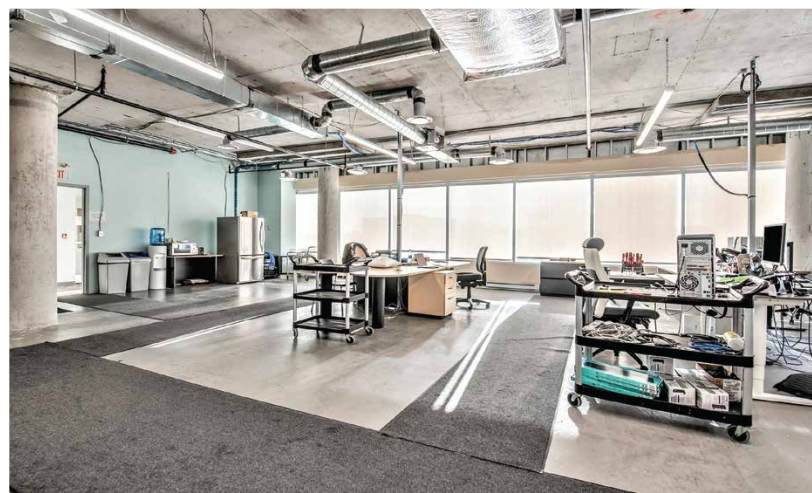
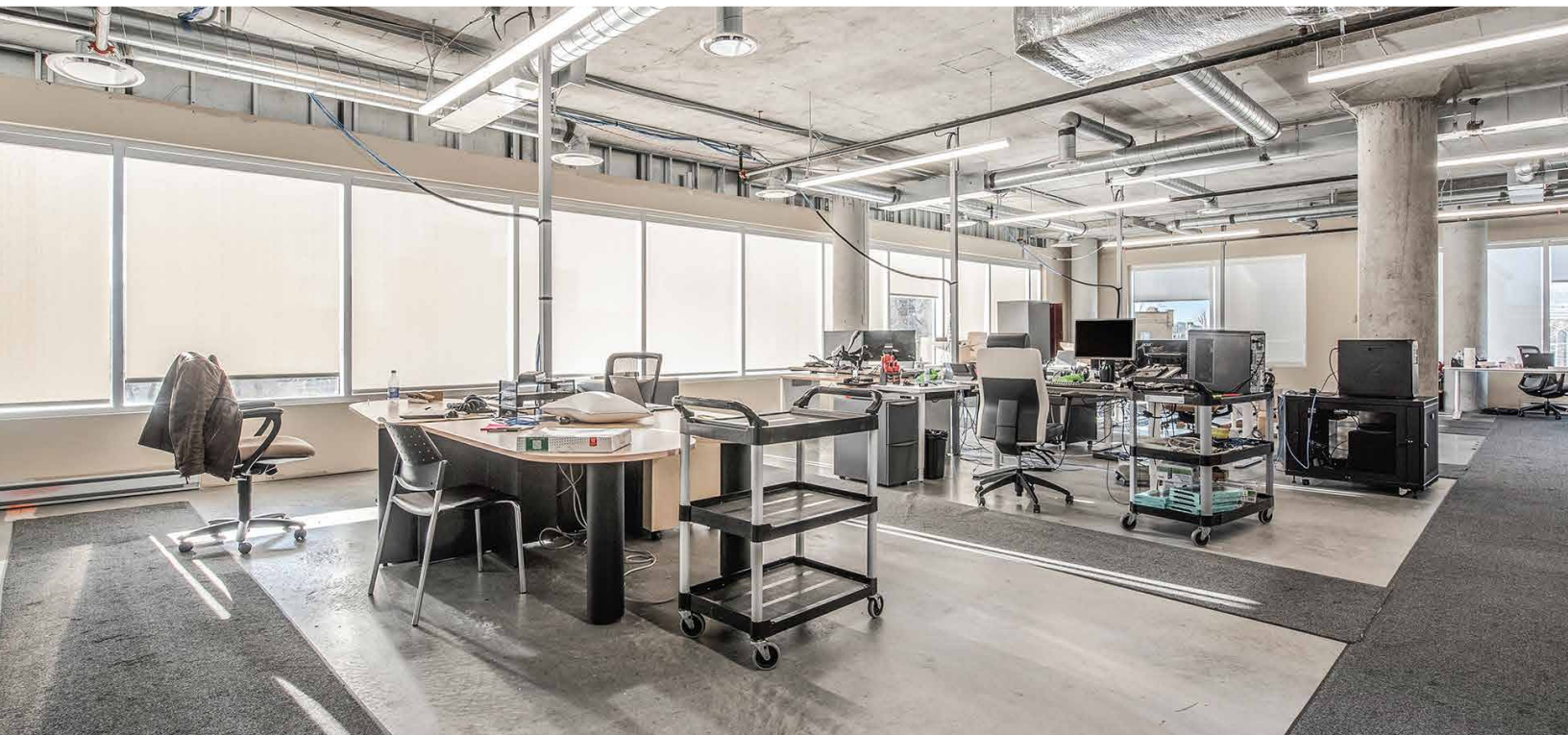


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