FOR LEASE

2625 QUEENSVIEW DRIVE

Ottawa, ON K2B 8K2



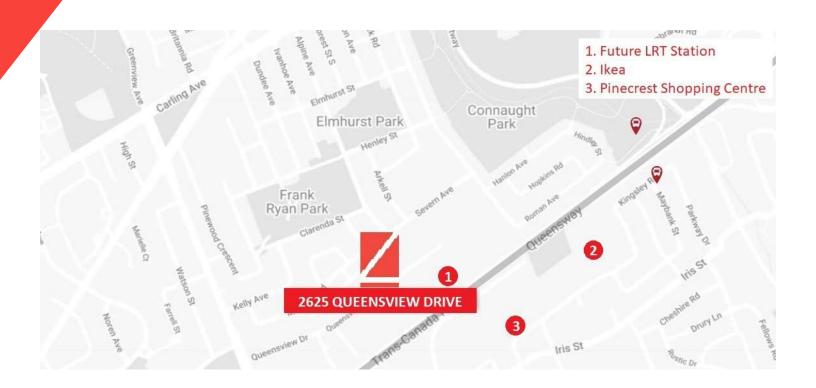
JOHN ZINATI 613.853.4106

john@zinatirealty.com



OTTAWA, ON K2B 8K2

Executive Summary



OFFERING SUMMARY

Available SF: 3,174 - 7,718 SF

Lease Rate: \$12.00 SF/yr (NNN)

Additional Rent: approx. \$13.42 PSF

PROPERTY OVERVIEW

Multiple offices available for lease conveniently located in Ottawa's West End. Ideal location for an office user, medical user, or counselling type tenancy. Ample onsite parking available and close to public transit. Quick and easy access to HWY 417 and close to many great amenities including Goodlife Fitness, Starbucks, Bridgehead, Ikea, Indigo, Bayshore Shopping Centre, Big Rig Restaurant, Milestones, and the Queensway Carleton Hospital.

WINTER BONUS

Reduced Rent - \$12.00 PSF (NNN)

Cooperating Broker Fees: \$1.50 PSF (year 1-5) and \$1.00 PSF (year 6-10)

Expires March 19th, 2024

Further details to be discussed with agents directly

PROPERTY HIGHLIGHTS

- Showers available to tenants
- Adjacent to future LRT station
- Onsite parking (3:1,000 SF)
- Utilities included





OTTAWA, ON K2B 8K2

Lease Spaces



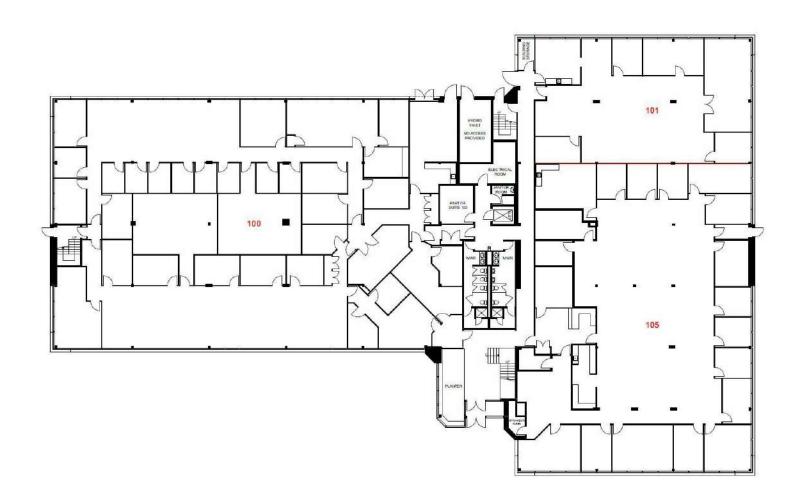
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 105	Available	7,718 SF	NNN	\$12.00 SF/yr	Additional Rent approx. \$13.42 PSF + HST
Suite 201	Available	5,037 SF	NNN	\$12.00 SF/yr	Additional Rent approx. \$13.42 PSF + HST
Suite 203A	Available	3,174 SF	NNN	\$12.00 SF/yr	Additional Rent approx. \$13.42 PSF + HST. Available upon 30 days notice.
Suite 203B	Available	3,298 SF	NNN	\$12.00 SF/yr	Additional Rent approx. \$13.42 PSF + HST. Available upon 30 days notice.



OTTAWA, ON K2B 8K2

Floor Plan - Ground Floor





OTTAWA, ON K2B 8K2

Floor Plan - Second Floor





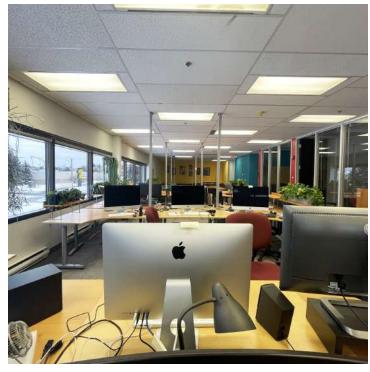
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Additional Photos









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Additional Photos









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Retailer Map



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