

195 MENTEN PLACE

Ottawa, Ontario

Unit 102 - 1,527 SF



PAUL MILLER

Real Estate Sales Representative

Colonnade BridgePort Realty Inc., Brokerage

613.225.8118 x426



**COLONNADE
BRIDGEPORT**

Realty Inc., Brokerage

195 MENTEN PLACE

Ottawa, Ontario

LEASE DETAILS

Rental Rate: \$16.00/SF

Taxes & Operating: \$10.62/SF

Operating costs, tax estimates and rental ranges are based on 2026 figures and are subject to change. Excludes utilities and in-suite janitorial.

AVAILABLE: OCTOBER 1, 2026



OPPORTUNITY

Unit 2 - 1,527 SF

Hybrid space featuring:

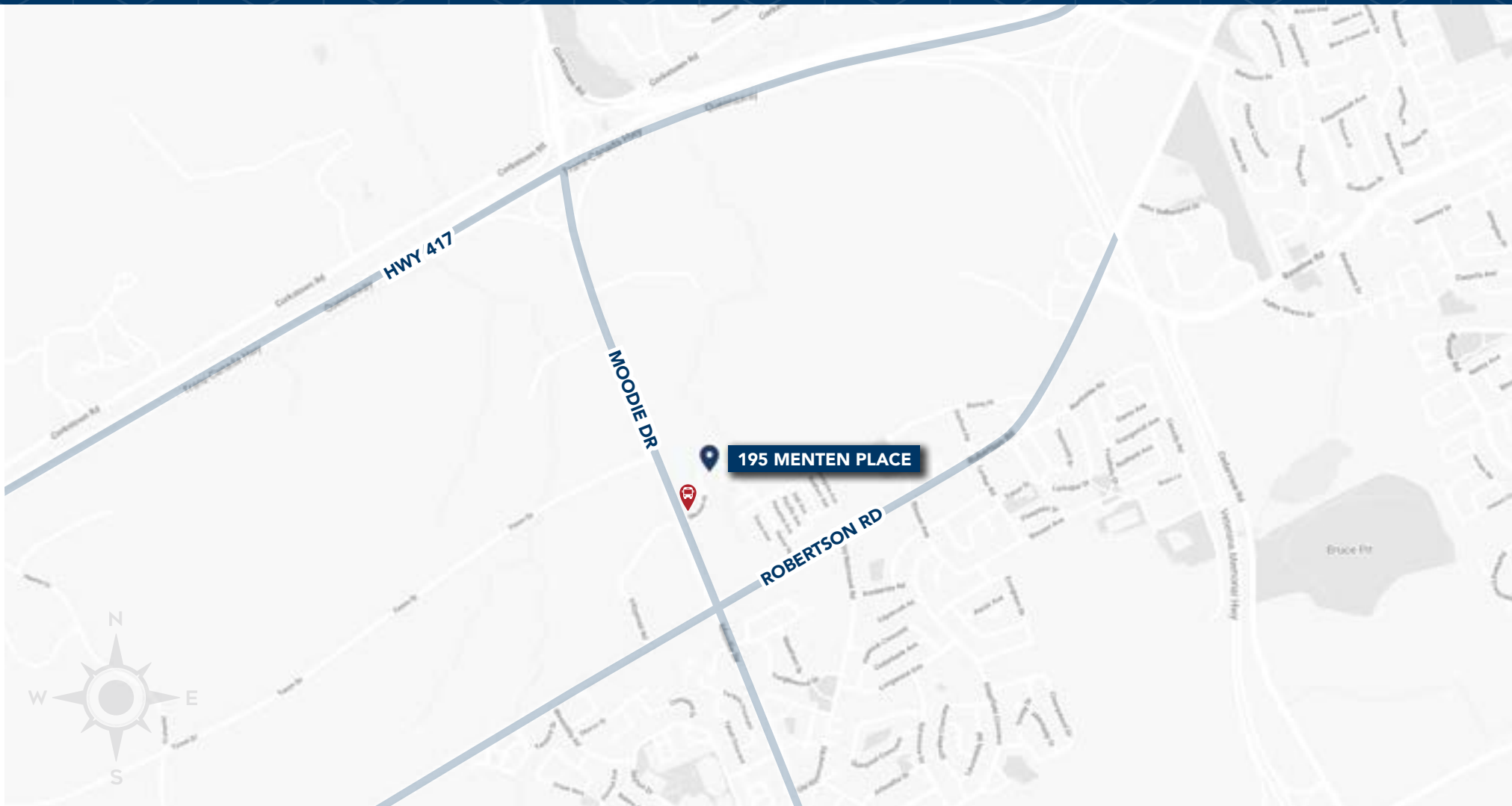
- Improved office space at front.
- Rear warehouse/storage (approx. 12" clearance).
- Roll up door with at-grade loading.
- Kitchenette and washroom.
- Exterior signage on unit façade.



HIGHLIGHTS

- ✓ Located in Bells Corners
- ✓ Access to OC Transpo at the corner of Menten Place and Moodie Drive
- ✓ Minutes to HWY 417 via Moodie Drive
- ✓ A 10 minute drive to Tanger Outlet Mall, Kanata Centrum Shopping Centre, Hazeldean Mall and Bayshore Shopping Centre
- ✓
 - Free parking on-site
 - Exterior signage available
 - Tenant-controlled access

AREA MAP



195 MENTEN PLACE
Ottawa, Ontario

195 MENTEN PLACE

Ottawa, Ontario

UNIT 102

- 1,527 SF

