

# FOR LEASE

2120 ROBERTSON ROAD

Ottawa, ON K2H 5Z1



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### OFFERING SUMMARY

Available SF:	674 - 867 SF
Lease Rate (Suite 203):	\$14.00 SF/yr (NNN)
Additional Rent (Suite 203):	approx. \$15.33 PSF
Lease Rate (Suite B101):	\$20.00 SF/yr (GROSS)

### PROPERTY OVERVIEW

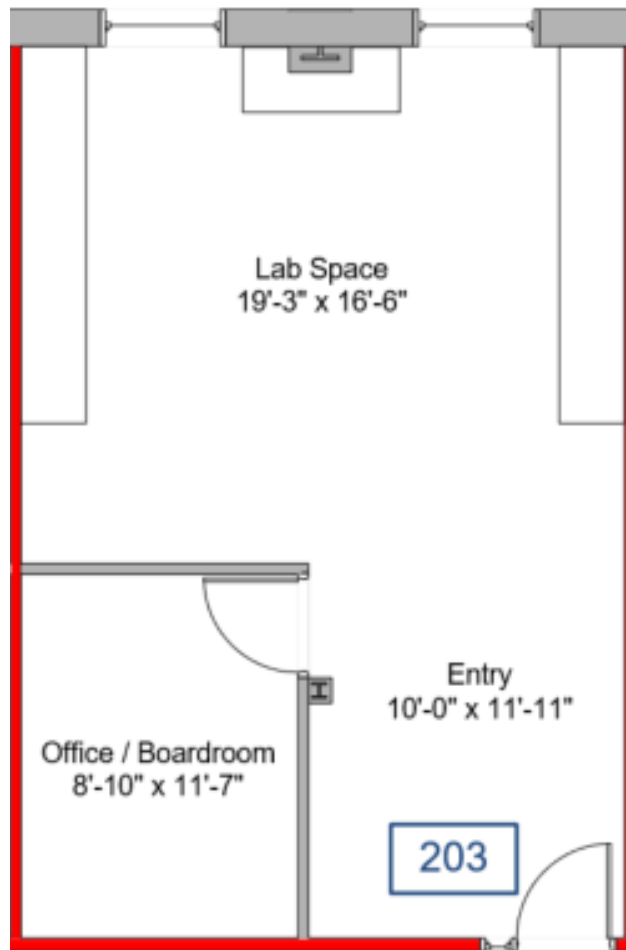
Office space available for lease in the heart of Bells Corners. Suite B101 (approx. 867 SF in lower level) features three (3) enclosed offices, boardroom, and small open workspace. Suite 203 (approx. 674 SF on second floor) features open workspace and one (1) enclosed office. Convenient access to HWY 417 E & W and public transit available along Robertson Road. Close proximity to many great amenities including McDonald's, Tim Horton's, Subway, Canadian Tire, Rexall, Loblaws, and many more.

### PROPERTY HIGHLIGHTS

- Common washrooms
- Shared kitchenette (located in basement)
- Security cameras in common areas
- On-site parking available (4 per 1,000 SF)
- Lobby and hallway directional signage

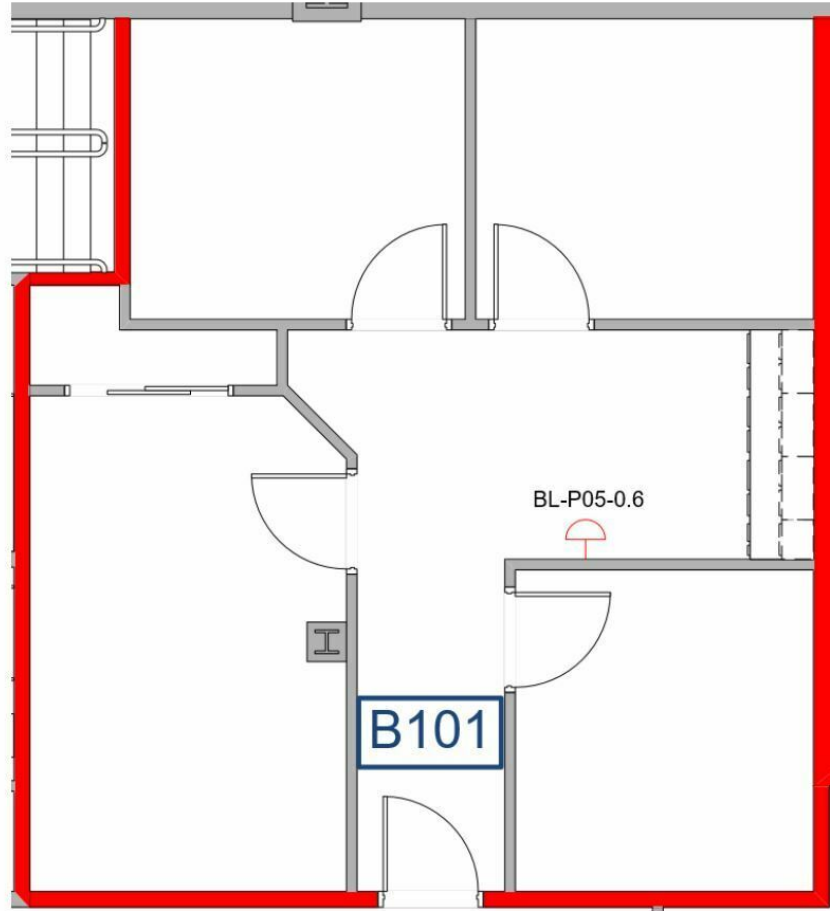
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Floor Plan - Suite 203



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Suite B101



Suite B101

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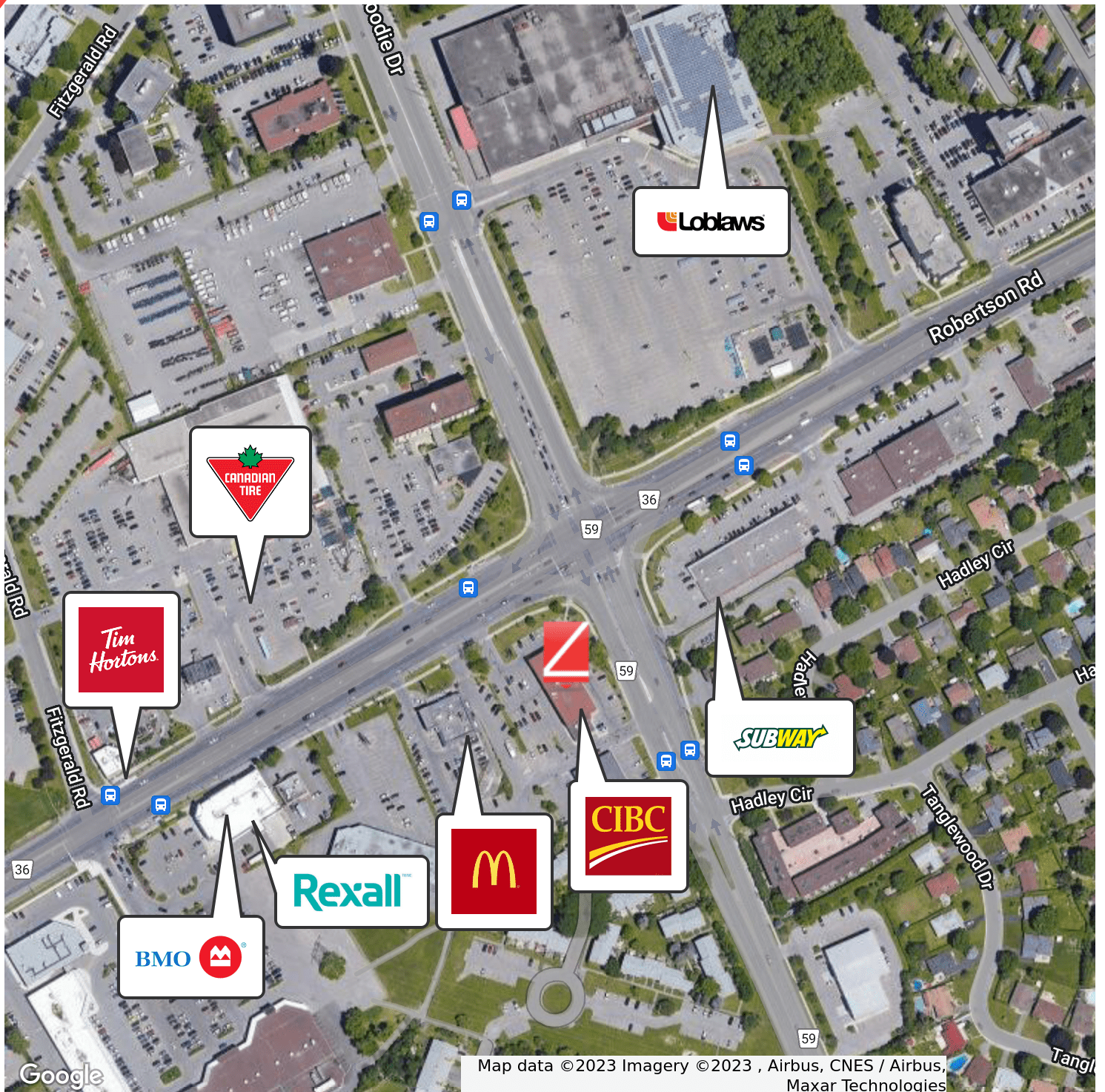
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Retailer Map



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