

250

TREMBLAY ROAD

Ottawa, Ontario

Suite 510 - 5,504 SF

Suite 520 - 5,015 SF

Contiguous - 10,519 SF

BRENT ARSENEAU

Real Estate Sales Representative

Colonnade BridgePort Realty Inc., Brokerage

613.225.8118



OFFICE SPACE
FOR LEASE



**COLONNADE
BRIDGEPORT**

Realty Inc., Brokerage

250 TREMBLAY ROAD

Ottawa, Ontario

LEASE DETAILS

Rental Rate: \$15.00/SF

Taxes & Operating: \$12.68/SF

Operating costs, tax estimates and rental ranges are based on 2025 figures and are subject to change.



OPPORTUNITY

Suite 510 - 5,504 SF

Suite 520 - 5,015 SF

Contiguous - 10,519 SF

HIGHLIGHTS

- ✓ Just off of HWY 417 at the Vanier Parkway
- ✓ Steps to VIA Rail Station and Tremblay LRT station
- ✓ Ample on-site parking
- ✓ Close to Ottawa Train Yards Shopping Complex, St. Laurent Shopping Centre, and many other shops, restaurants and amenities
- ✓ BOMA Best and ENERGY STAR certified



250 TREMBLAY ROAD

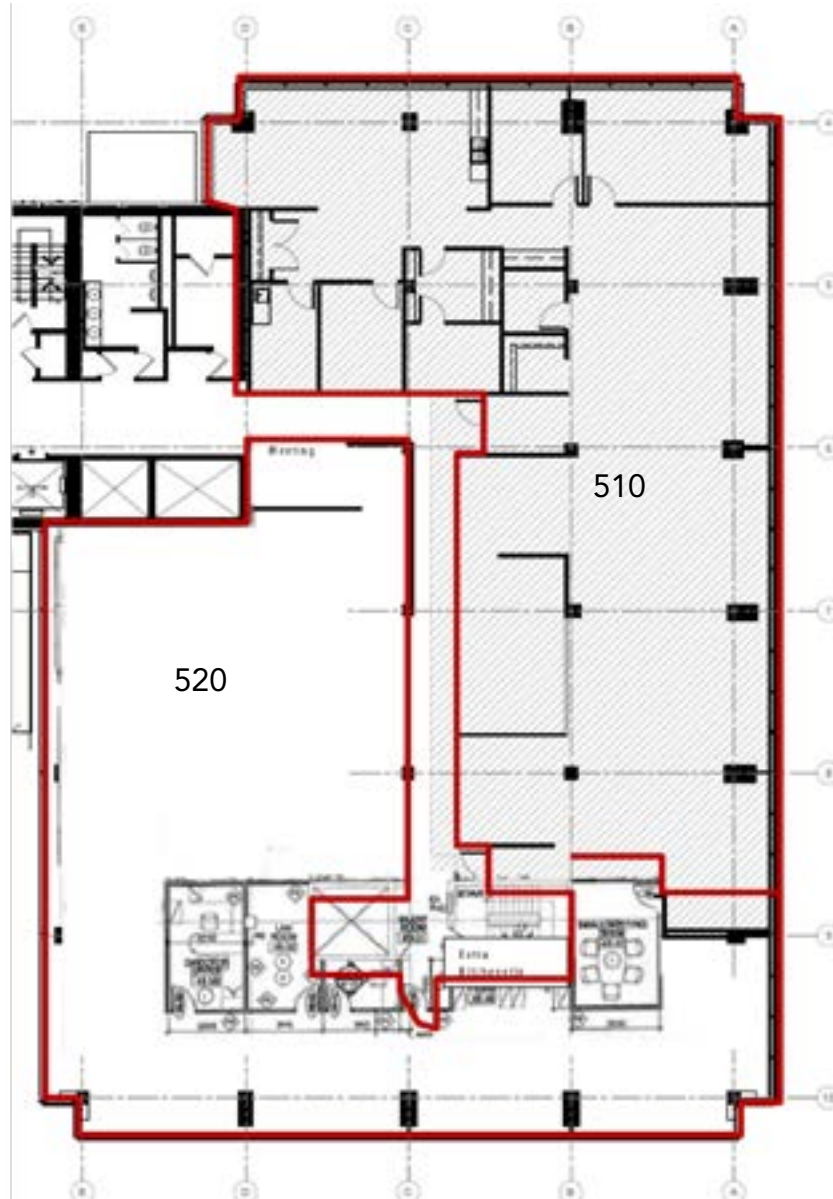
Ottawa, Ontario

5TH FLOOR

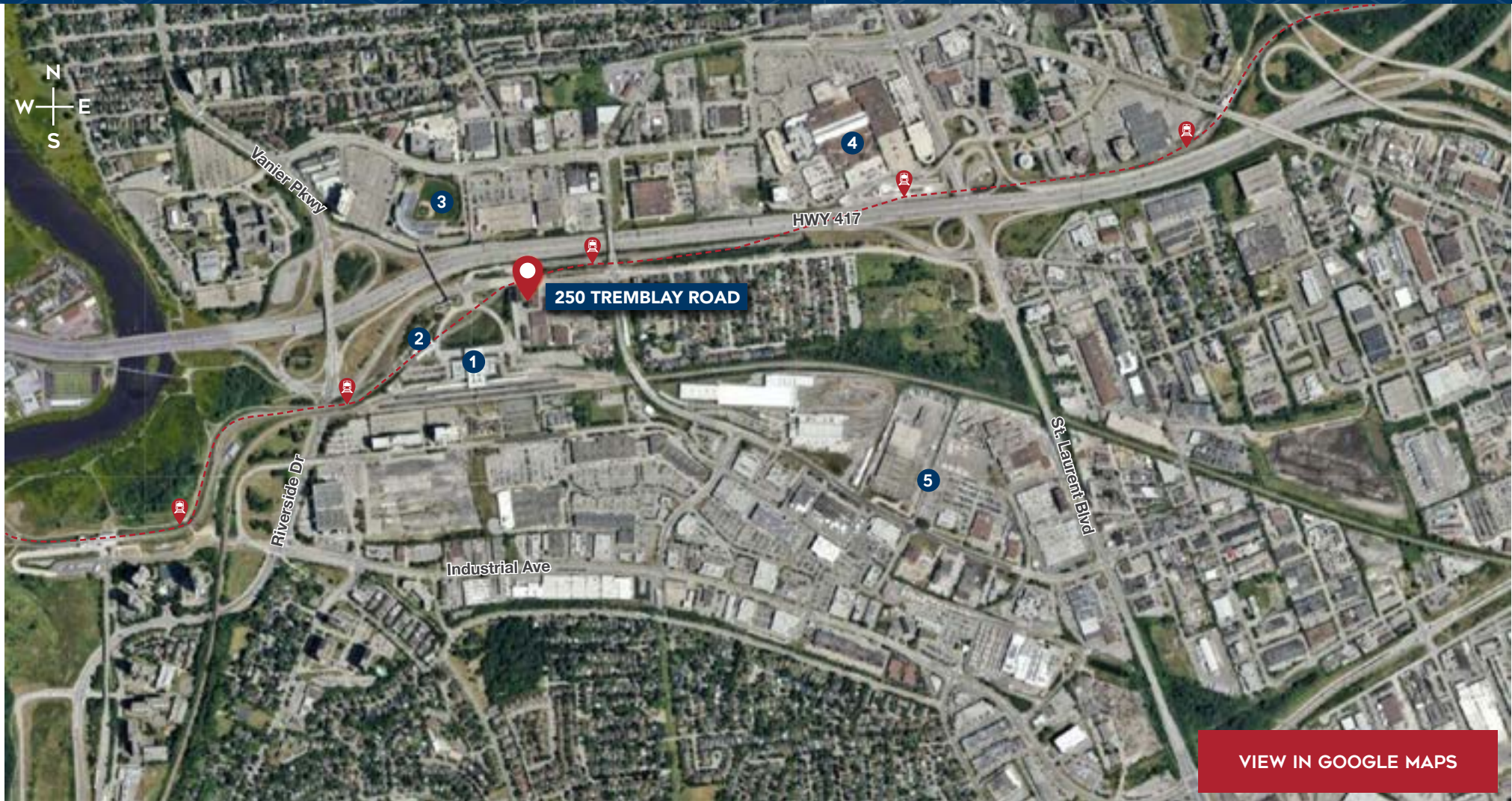
Suite 510 - 5,504 sq.ft.

Suite 520 - 5,015 sq.ft.

Contiguous - 10,519 sq.ft.



AREA MAP



250 TREMBLAY ROAD

Ottawa, Ontario

- 1 VIA Rail Train Station
- 2 Tremblay LRT Station
- 3 Ottawa Stadium
- 4 St. Laurent Shopping Centre
- 5 Ottawa Train Yards
-  Light Rail Transit