

FOR LEASE

245 Menten Place
Ottawa, ON

MENTEN PLACE

245

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THE OPPORTUNITY

245 Menten Place is a three storey 32,000 SF professionally managed office building located at the corner of Moodie Drive and Menten Place in Ottawa's western submarket: Bells Corners.

Up to 7,189 SF of office space with TI allowance available. Great signage opportunity with high traffic street exposure, lots of free on-site parking and natural light



245 Menten Place, Bells Corners, ON

AVAILABLE SPACE

SUITE 100

- › 3,974 SF
- › Previously TD Bank's space
- › 7 enclosed offices
- › Reception area
- › Vault
- › Copy and server room
- › Lounge area
- › Private washrooms
- › Potential for drive-thru!
- › Available immediately

SUITE 202A

- › 1,234 SF
- › Connected by private staircase to Suite 100
- › Available immediately

SUITE 203

- › 3,215 SF
- › Mix of open and enclosed offices
- › 9 enclosed offices
- › Meeting room & kitchen
- › 2 storage rooms
- › Server and copy room
- › Available immediately

SUITE 310

- › 2,185 SF
- › 3 enclosed offices
- › Boardroom
- › Kitchenette
- › Server and copy room
- › Available immediately

RENTAL RATES: \$13.00 PSF (Office) Starting @ \$20.00 PSF (Retail)

OPERATING COSTS: Approximately \$15.50 PSF (2016)



Retail Space



Suite 310

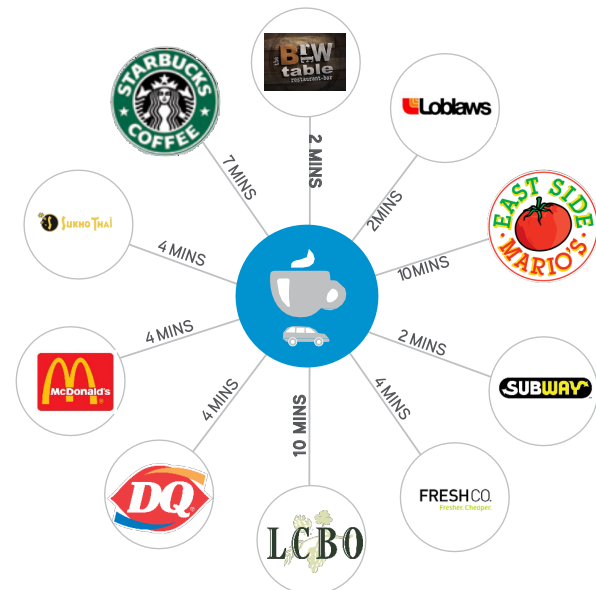


BELLS CORNERS IS BEST KNOWN FOR THE COMMERCIAL STRIP ALONG RICHMOND AND ROBERTSON ROAD, WHICH IS DOMINATED BY CAR-ORIENTED RETAIL USES, GAS STATIONS, RESTAURANTS, STRIP MALLS, SHOPPING PLAZAS, AND AUTOMOBILE DEALERS.

AMENITIES



FOOD & BEVERAGES





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