

FOR LEASE

1145 ST. PIERRE STREET

Ottawa, ON K1C 1L4



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 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

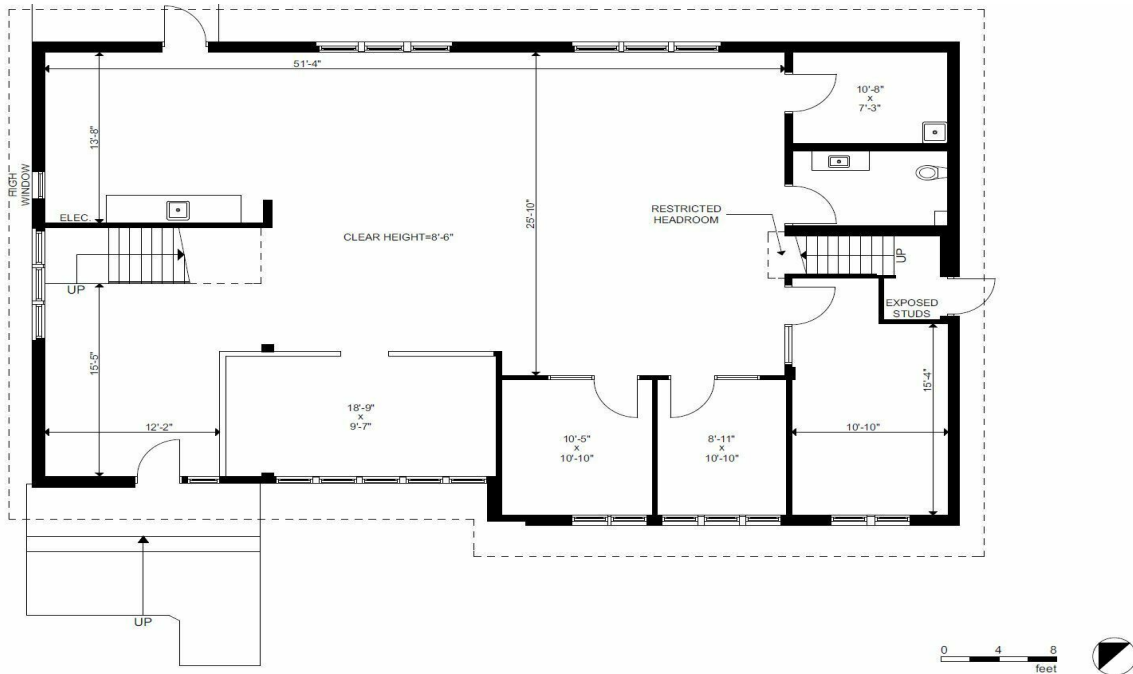
Available SF:	4,616 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Additional Rent:	approx. \$9.81 PSF

PROPERTY OVERVIEW

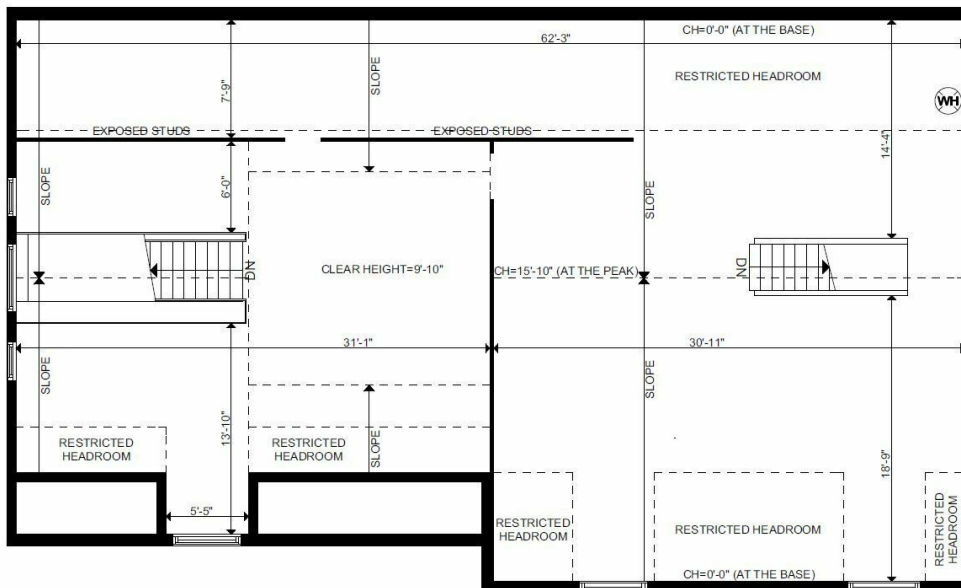
Fully renovated standalone office building available for lease in the heart of Orleans. Ground floor (approx. 2,381 sq.ft.) features reception/waiting area, three (3) enclosed offices, boardroom, large open workspace, kitchenette, and washroom. Second floor mezzanine (approx. 2,235 sq.ft.) currently features open workspace. Landlord to complete the space once they have the tenant's use.

PROPERTY HIGHLIGHTS

- Dedicated onsite parking
- Ample greenspace surrounding property (ideal for play yard)
- Short walk to St. Joseph Blvd.
- Three (3) blocks from Place d'Orleans Shopping Centre, No Frills, Dollarama, Fit4Less, Shopper's Drug Mart, and more!
- Utilities extra



Ground Floor - 2,381 sq. ft.



Second Floor - 2,235 sq. ft.

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