



For Lease: Office

# 75 Breezehill Avenue N

Adjacent to LRT at Gladstone Station

**Lennard:**

333 Preston Street, Suite 420 Ottawa, ON  
613.963.2640

[lennard.com](http://lennard.com)

# 75 Breezehill Avenue North

Over 2,000 SF of office space available for lease near the corner of Breezehill Avenue North and Laurel Street, adjacent to the LRT at Gladstone Station.



Available Space

**Unit A: 2,008 SF**

**Unit B: 958 SF**



Gross Rent

**\$20 PSF**

(heat/hydro separately metered)



Availability

**Immediate**



Parking

**Lots of Free Parking**



Listing Agent

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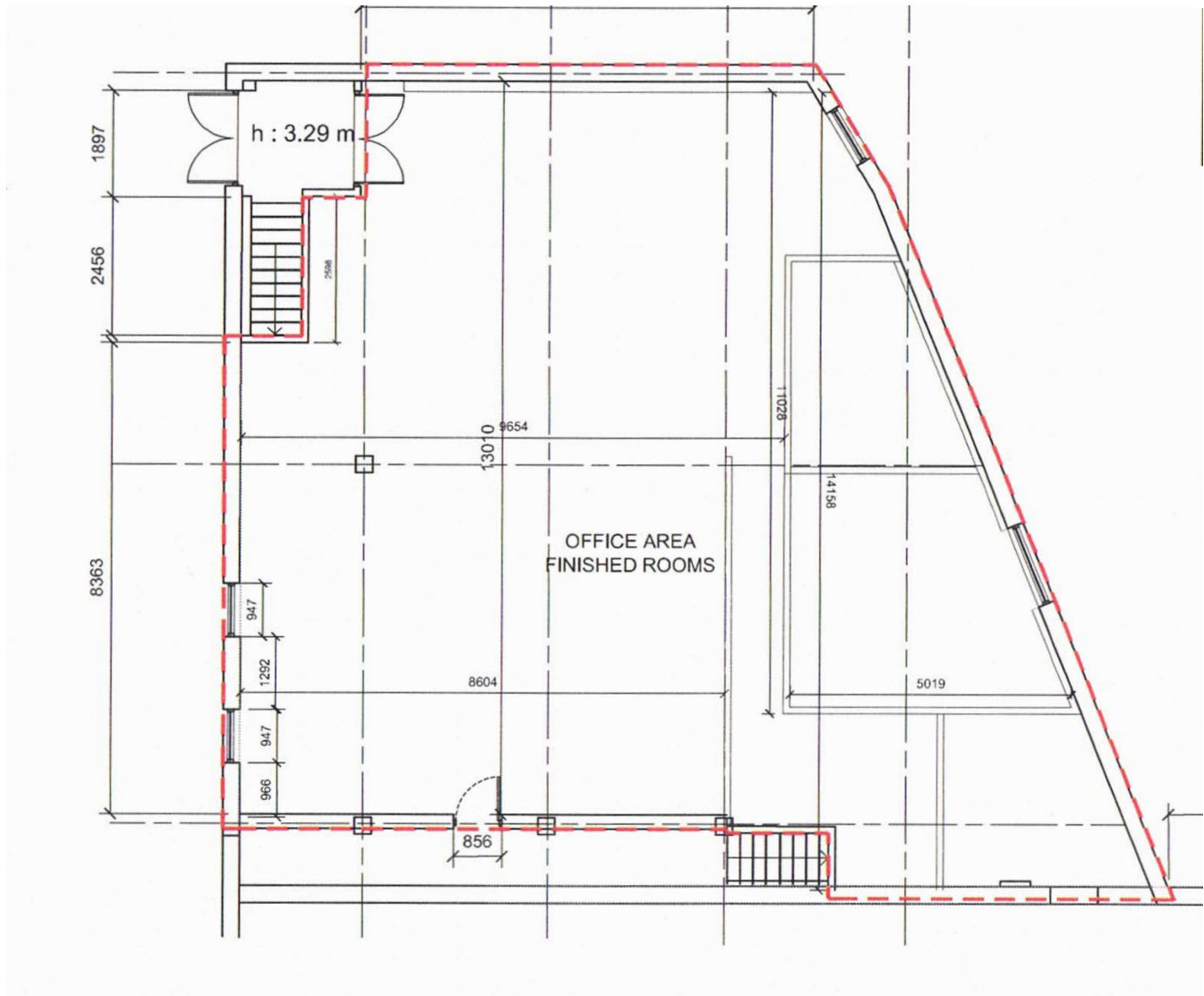
\*Sales Representative

## Property Highlights

- Ground floor office space 2 private offices, balance open concept, industrial look, shower/washroom
- Double man door up 3 steps, so possible light industrial uses
- Happy Goat Coffee located in complex
- Ample free parking
- Up and coming Hintonburg neighborhood, soon to be developed with high density multi-residential buildings

# 75 Breezehill Avenue North

## Floor Plan - Unit A



# 75 Breezehill Avenue North

Photos - Unit A

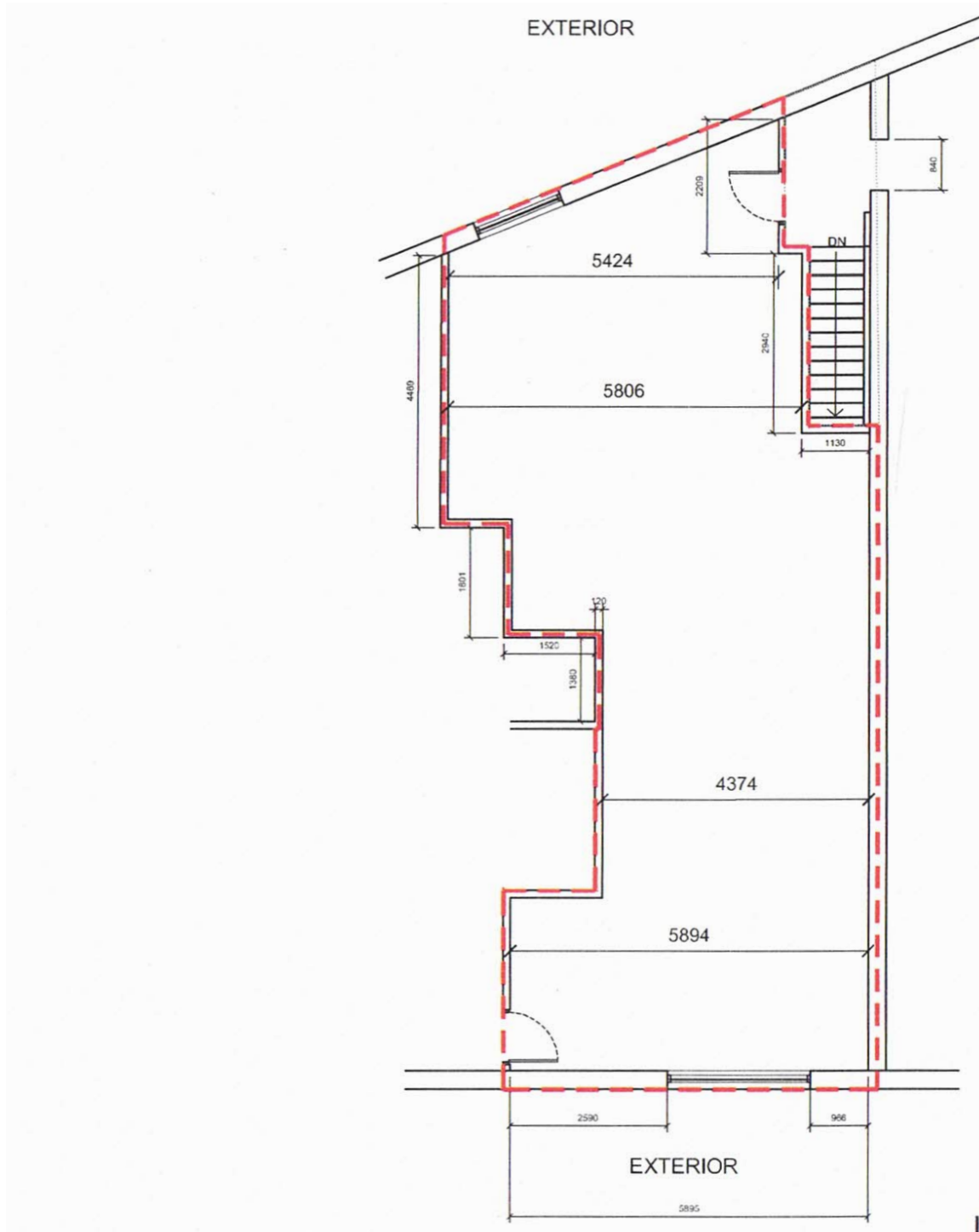


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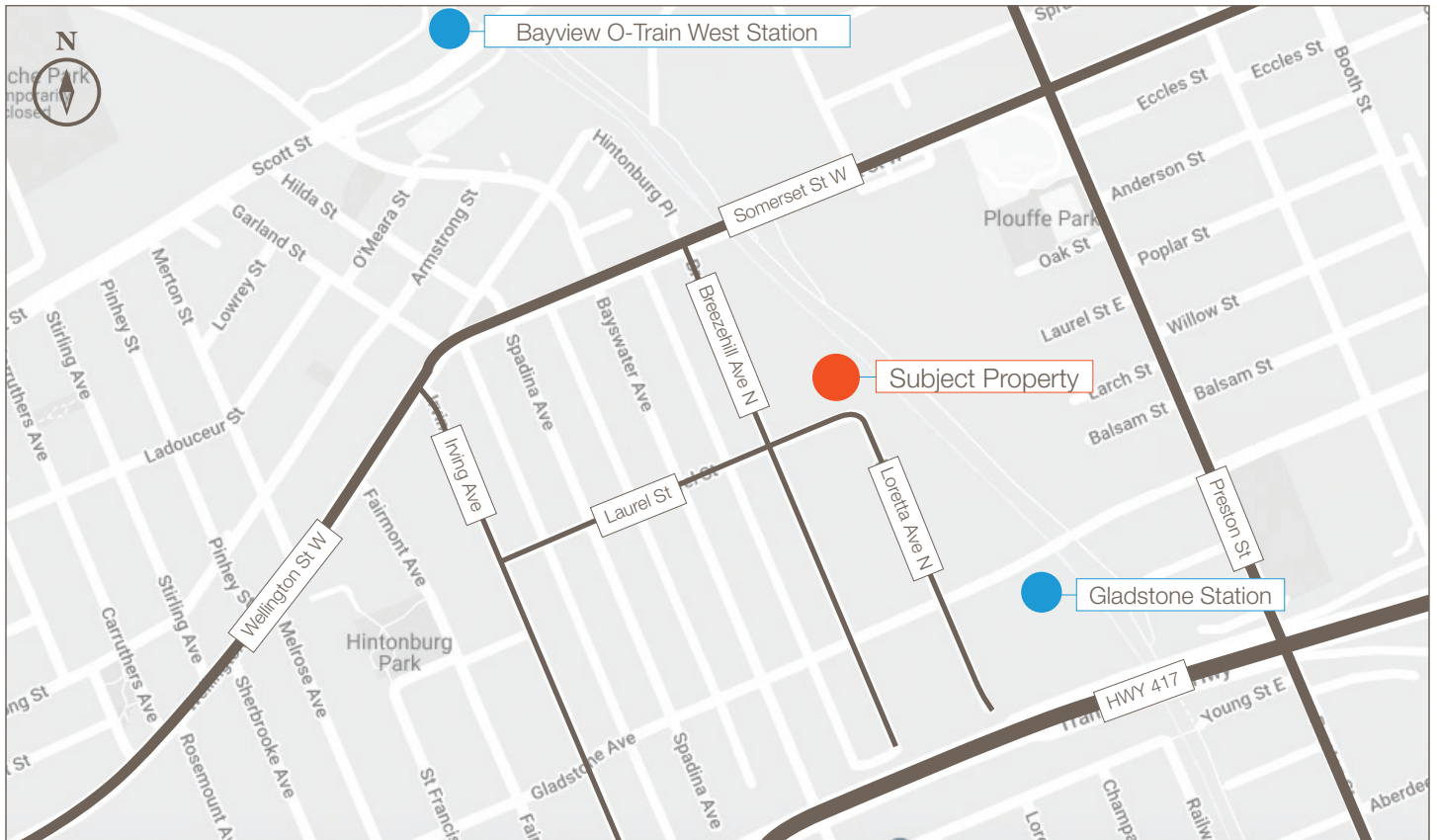
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# 75 Breezehill Avenue North

## Floor Plan - Unit B



# 75 Breezehill Avenue North



75 Breezehill Avenue N is only a 5 minute walk from Gladstone Station  
and a 10 minute walk from the Bayview O-Train West Station

## Lennard:

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