

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 SI
- 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

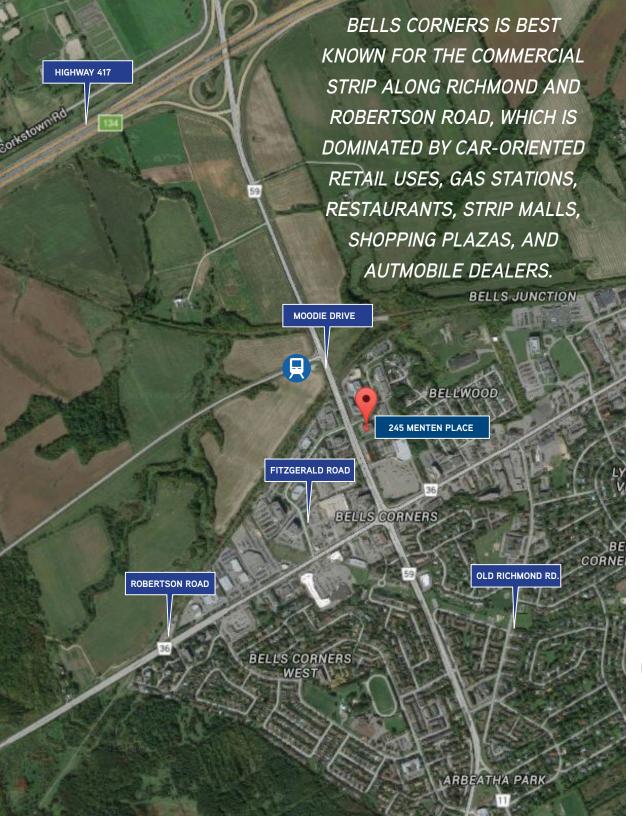
- > 2,185 SF
- 3 enclosed offices
- > Boar Vreen
- > Kitchenette
- Server and copy room
- > Available immediately

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

OPERATING COSTS: Approximately \$15.50 PSF (2016)







AMENITIES



FOOD & BEVERAGES



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