



OFFICE SPACE FOR LEASE

1150

CYRVILLE ROAD

SUITES 220 & 300 — OTTAWA, ONTARIO



INSIDE EDGE
PROPERTIES
BROKERAGE

FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM

613.226.9902



1150 CYRVILLE ROAD

UP TO
19,659 SQ.FT.

OFFICE SPACE FOR LEASE

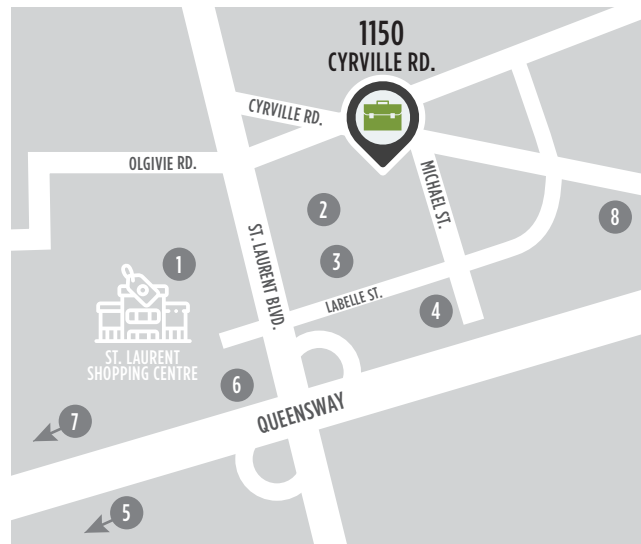
BASIC RENT	\$17.00 PSF
ADDITIONAL RENT	\$18.61 PSF (2025 ESTIMATE)
INCLUDED	UTILITIES & IN-SUITE JANITORIAL
AVAILABILITY	SEE FLOORPLANS
PARKING	2/1000



CLASS “A” OFFICE BUILDING

Just steps away from the Cyrville light-rail station and a short five-minute drive from the Central Business District, this four-storey amenity-rich building is conveniently located within the St. Laurent area in east Ottawa. Nearby, you will also find lots of restaurants, shops, hotels and services of the St. Laurent Shopping Centre.

LOCATION




POINTS OF INTEREST

- 1 St. Laurent Shopping Centre
- 2 Holiday Inn Ottawa East
- 3 Lone Star Texas Grill
- 4 Comfort Inn Ottawa East
- 5 Ottawa Station Via Rail (6 min drive)
- 6 OC Transpo & LRT Station
- 7 Downtown Ottawa (14 min drive)
- 8 Cyrville LRT Station



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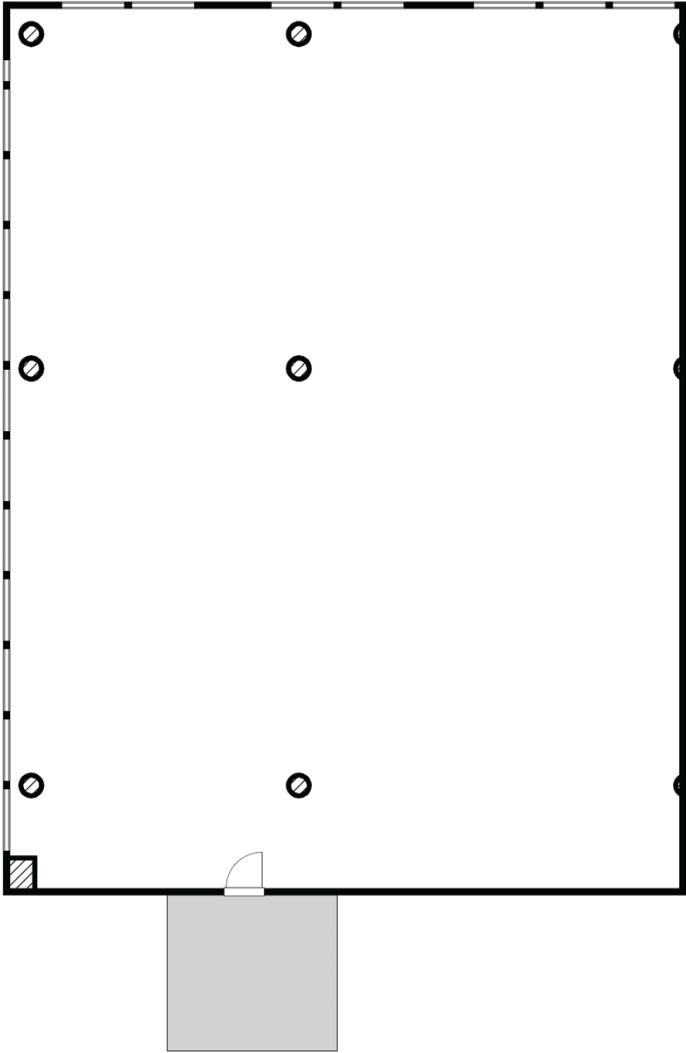
FLOORPLAN



[CLICK TO VIEW VR TOUR](#)

SUITE 220

4,188 SQ. FT. | AVAILABLE IMMEDIATELY

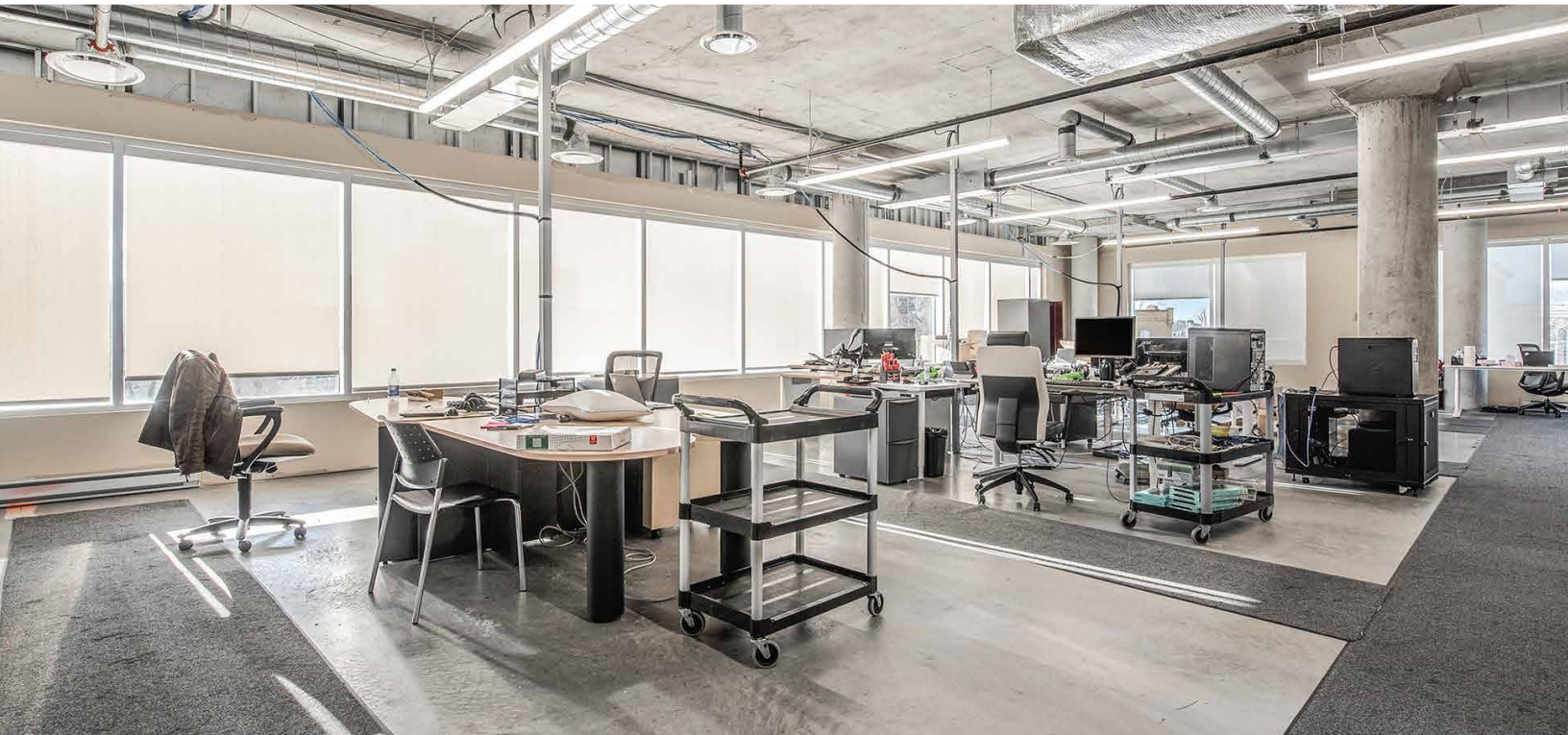


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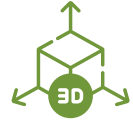
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1150 CYRVILLE ROAD - SUITE 300

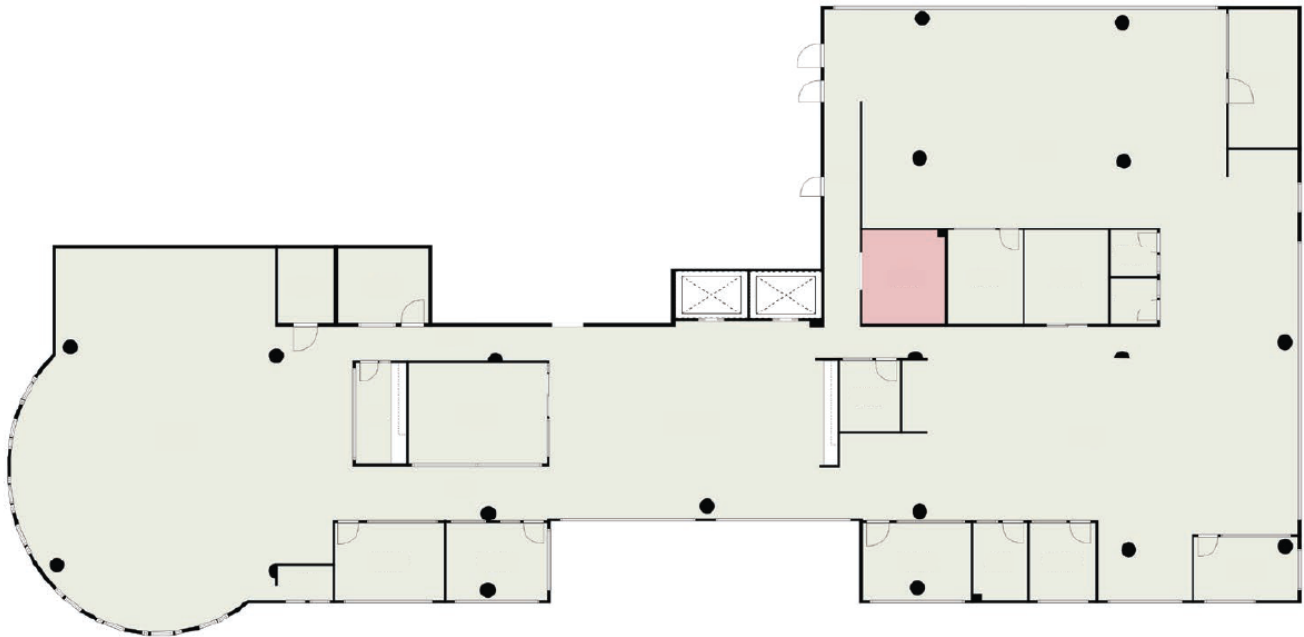
FLOORPLAN



[CLICK TO VIEW VR TOUR](#)

SUITE 300

15,471 SQ. FT. | AVAILABLE IMMEDIATELY

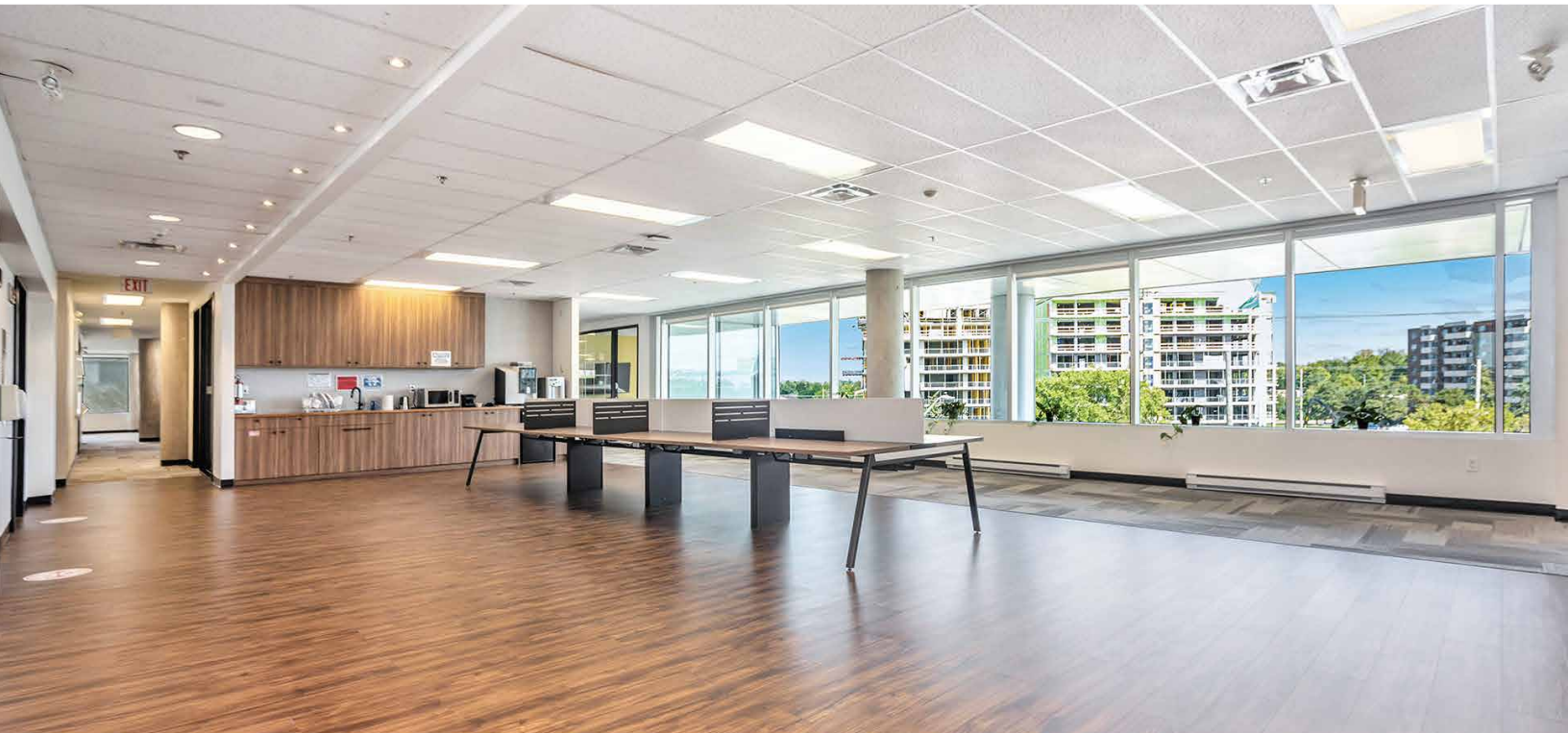


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