CUSHMAN & WAKEFIELD
Ottawa

FOR LEASE
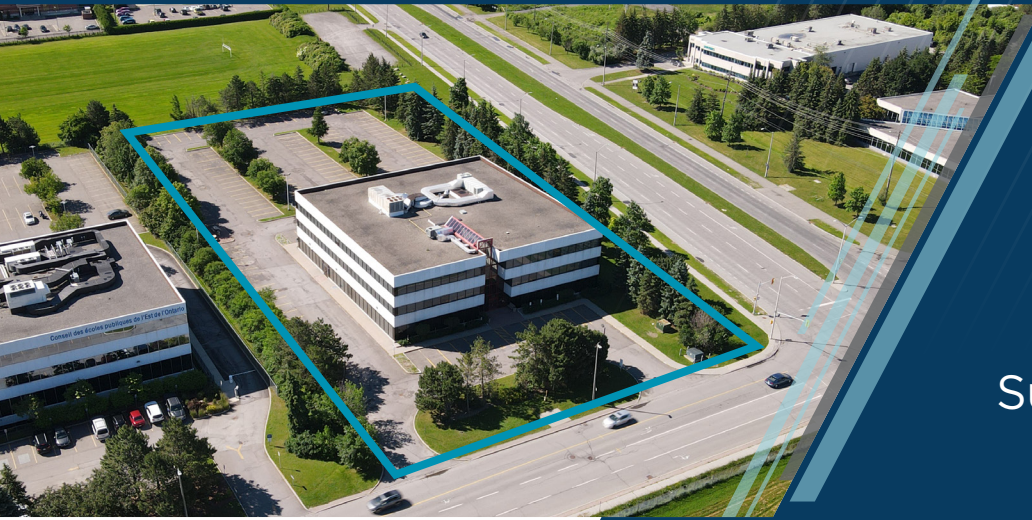
62,917 SF—Class "A"
Suburban Office Space

2465
ST. LAURENT BLVD.
OTTAWA, ON

**Single Tenant or
Multi-tenant Facility**

LOCATED IN THE OTTAWA BUSINESS PARK

2465 St. Laurent Boulevard—For Lease

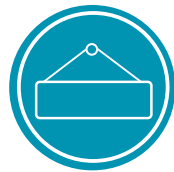Free on-site parking 3.7:1,000 sf (above grade)

Continuous windows provide abundant natural light

Quick access to major roadways & Hwy 417

Direct access to public transit at the doorstep

Great visibility and signage opportunity

Many amenities within walking distance

On-site shower facilities

Multiple conference rooms
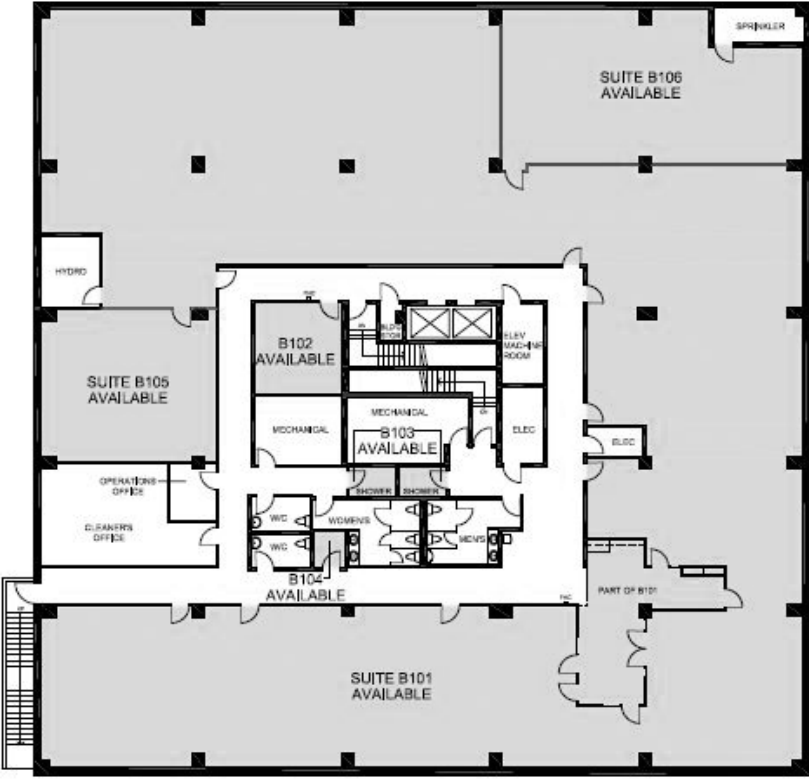
Two passenger elevators

Net Rent—$15.50

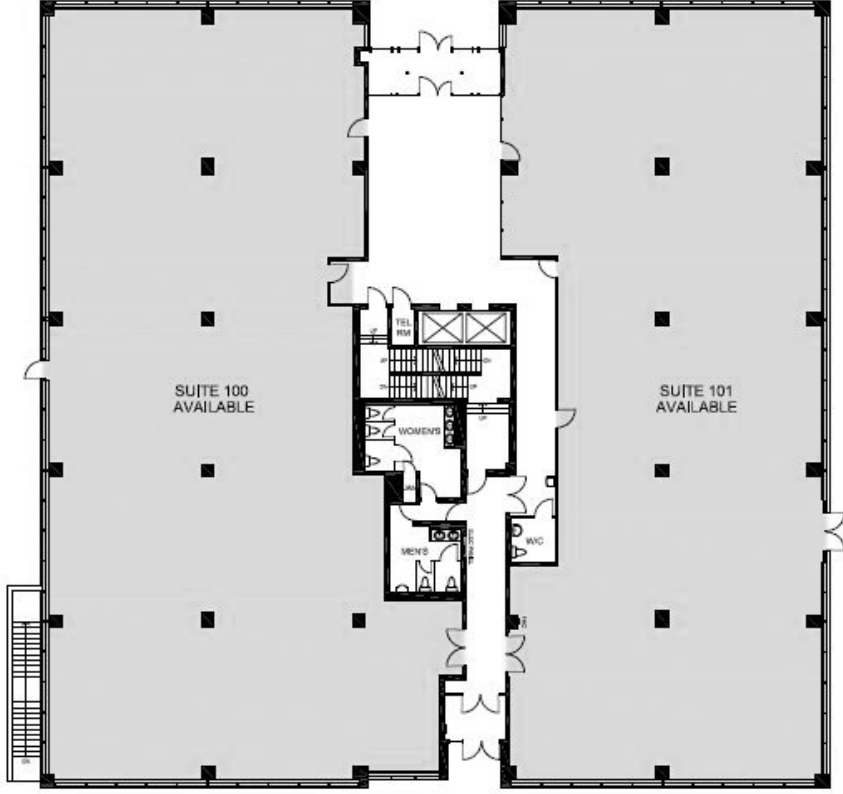**Additional Rent—$13.10(est. 2022)**
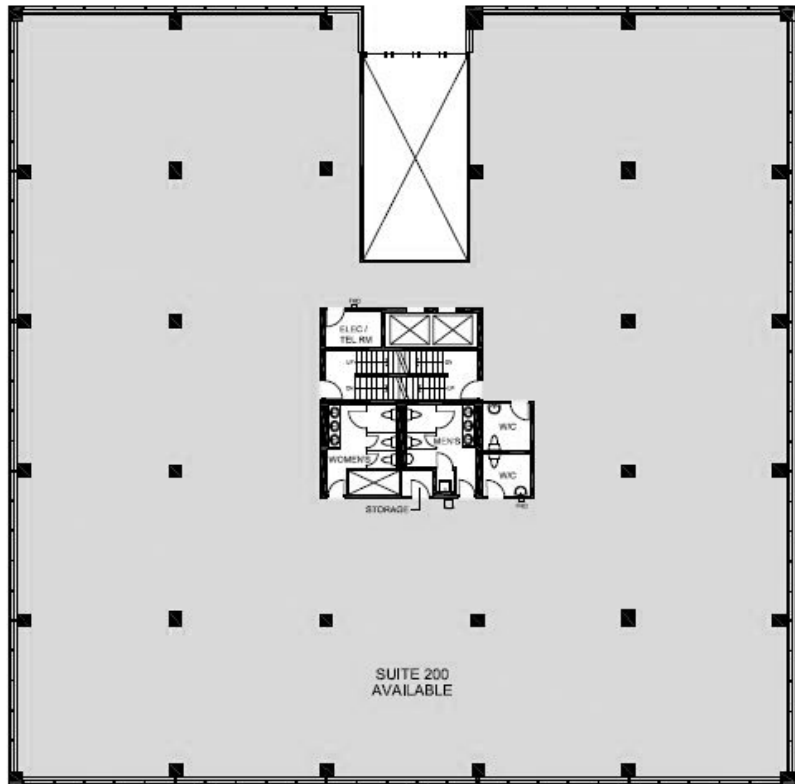
Centre Core offers flexible design options

15,033 sf
Basement Level

14,988 sf
Ground Floor

CUSHMAN & WAKEFIELD
Ottawa

**16,365 sf
Second Floor**

SUITE 200
AVAILABLE

**16,531 sf
Third Floor**

SUITE 300
AVAILABLE

CUSHMAN &
WAKEFIELD
Ottawa

5
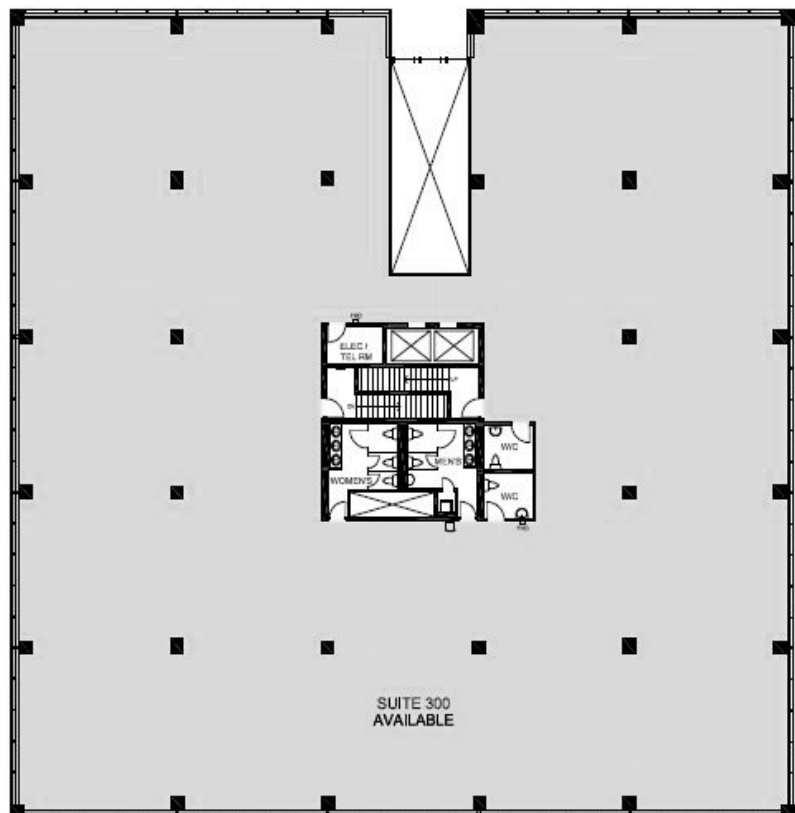
Building Details

Lot Size	2.6 AC
Rentable Area	47,884 sf (above grade) 15,033 sf (below grade) 62,917 sf Total
Parking	176 Spaces 3.7:1,000 sf (above grade)

**CUSHMAN &
WAKEFIELD**
Ottawa
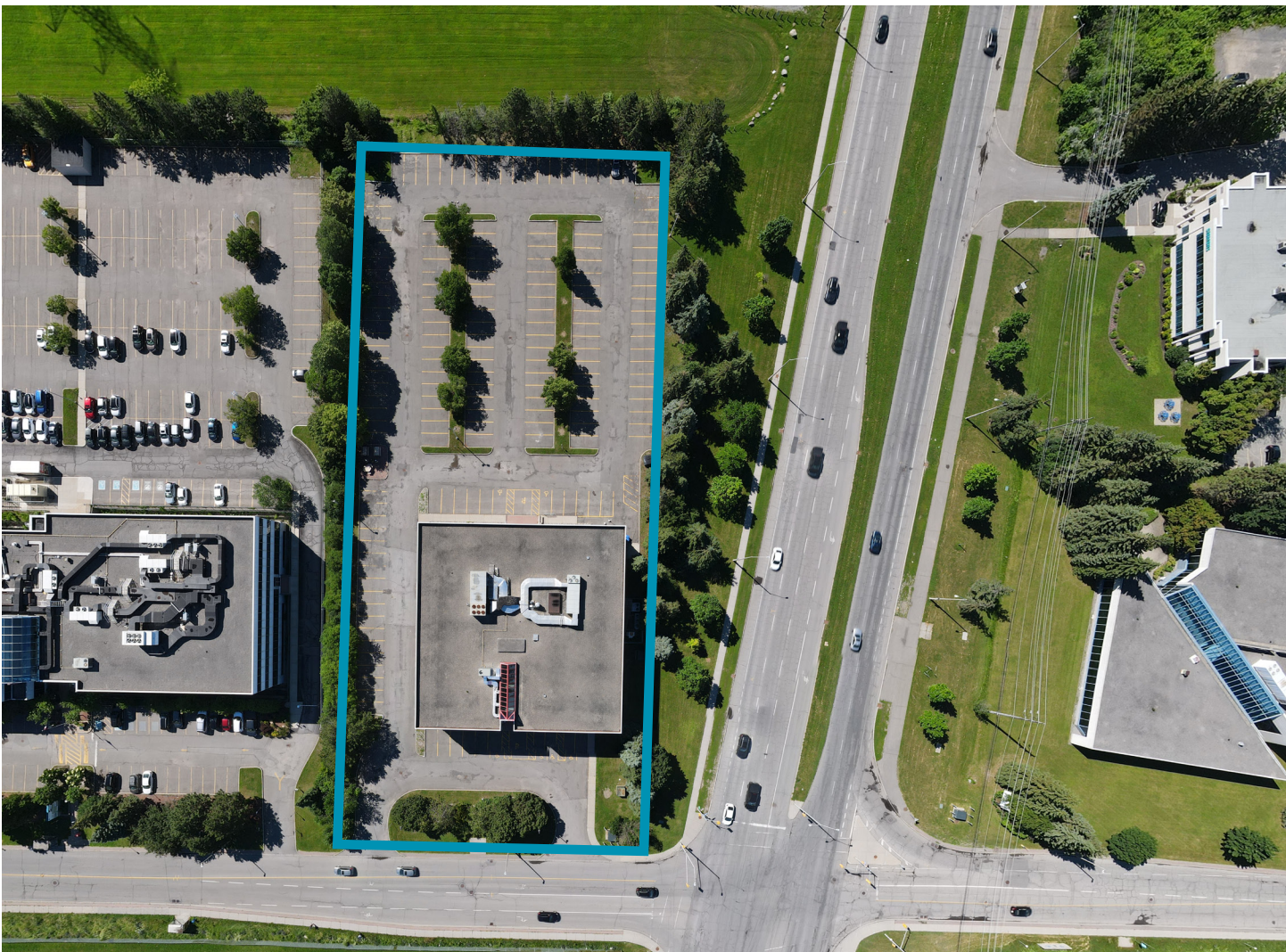
2465 St. Laurent Blvd.

Hyw 417
7.2km
10min

Kilborn Avenue

Walkley Road

Conroy Road

St. Laurent Blvd.

food Basics

Tim Hortons

Wendy's

A&W

PETSMART

BP

LOUISIANA KITCHEN POPEYES

For more information, please contact:

ALAIN DESMARAIS
Executive Vice President
Broker of Record
+1 613 780 1566
adesmarais@cwottawa.com

MADISSON CARNOCHAN
Sales Representative
+ 613 780 1583
mcarnochan@cwottawa.com

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