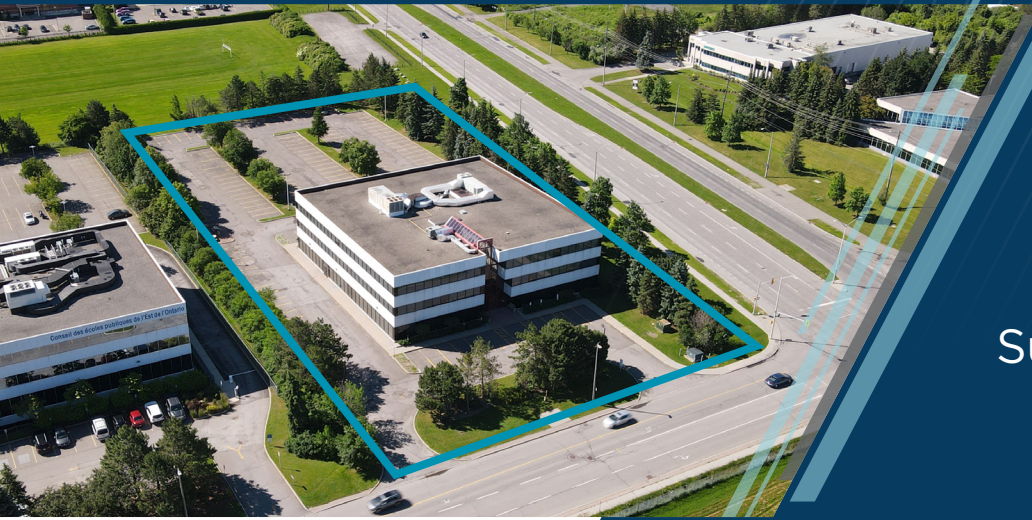


**CUSHMAN &
WAKEFIELD**

Ottawa

FOR SALE

Asking Price: \$6,000,000



62,917 SF—Class “A”
Suburban Office Space

**2465
ST. LAURENT BLVD.
OTTAWA, ON**

**Owner/Occupier
Opportunity**



LOCATED IN THE OTTAWA BUSINESS PARK



2465 St. Laurent Boulevard—For Sale

Cushman & Wakefield Ottawa (the “Advisor”), on behalf of Cominar ON Real Estate Holdings Inc. (the “Vendor”), is pleased to offer for sale a 100% freehold interest in 2465 St. Laurent Boulevard, Ottawa, ON (the “Property”). Well situated on a high-visibility corner in the Ottawa Business Park, the Property comprises 62,917 sf of office space across three above-grade floors and one, usable, below-grade floor. Sitting on 2.6 acres and featuring 176 parking spaces, the Property benefits from close proximity to a variety of amenities, arterial roadways & highway 417, as well as direct access to public transit. Offering vacant possession, the Property represents an excellent opportunity for owner/occupiers to control their own destiny through the acquisition of an attractive, well located office building in the desirable Ottawa Business Park.



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



Continuous windows
provide abundant
natural light



Direct access to
public transit at the
doorstep



Great visibility and
signage opportunity



Quick access to major
roadways & Hwy 417



Many amenities within
walking distance



On-site shower
facilities



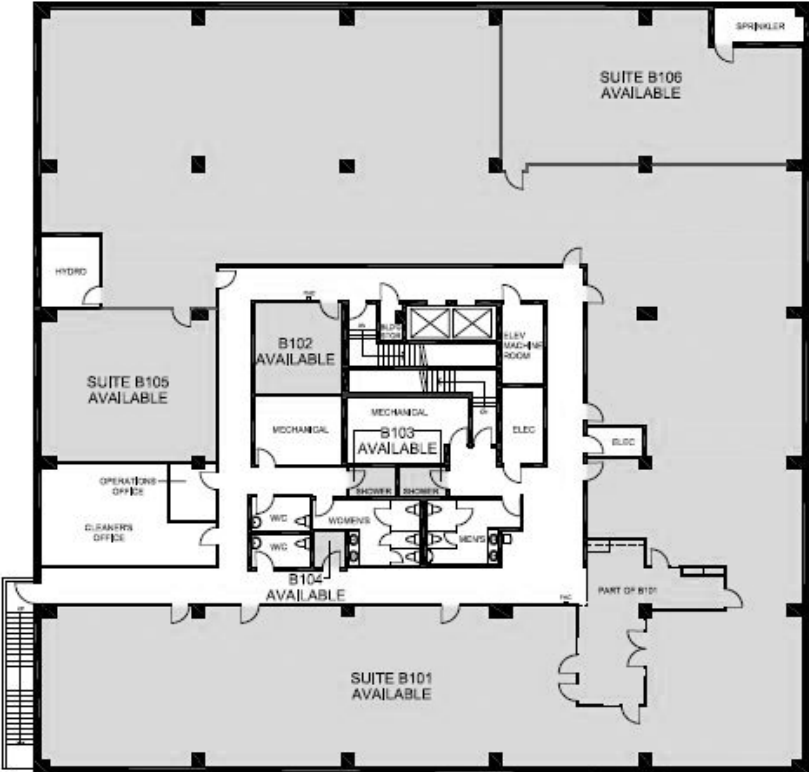
Two passenger
elevators



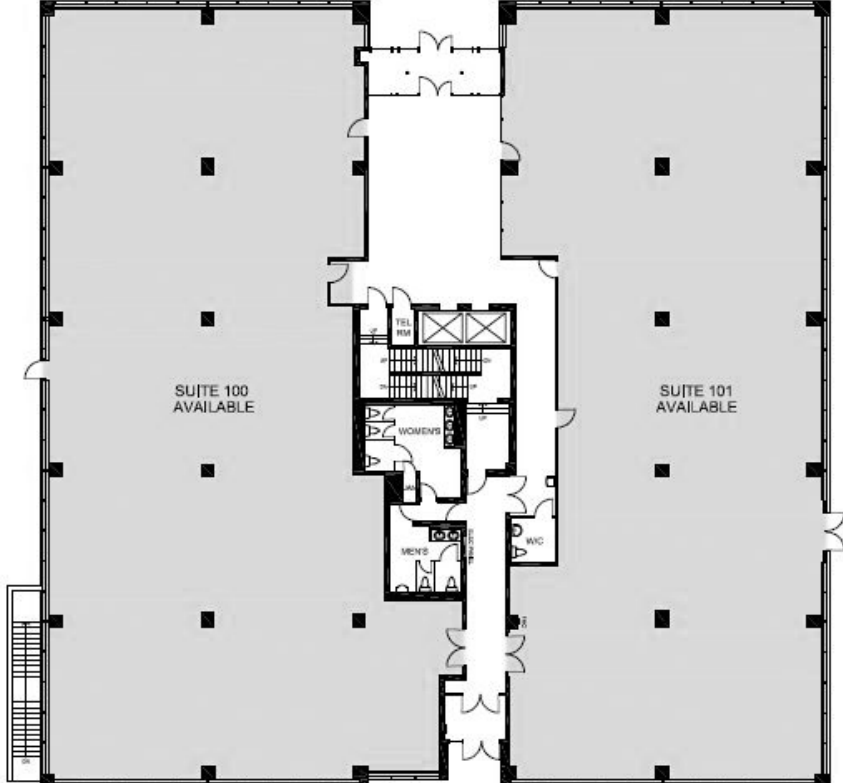
Multiple conference
rooms



Centre Core
offers flexible
design options



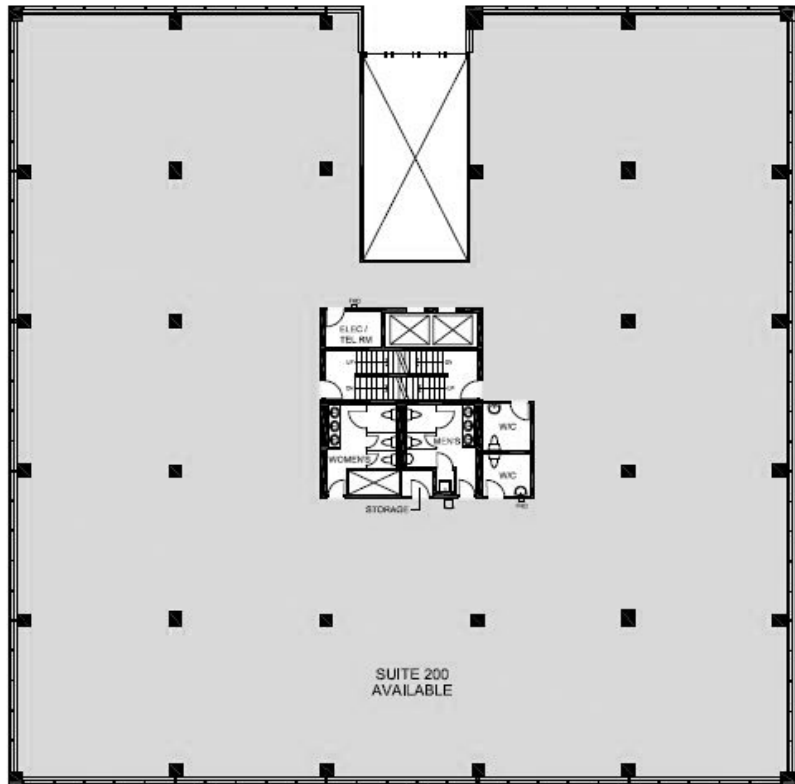
15,033 sf
Basement Level



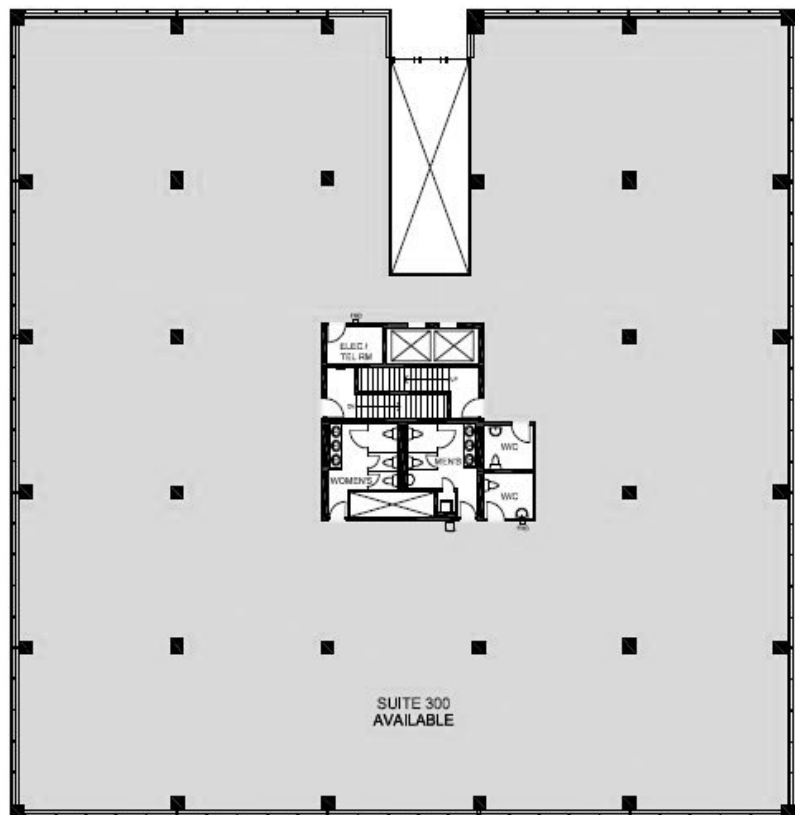
14,988 sf
Ground Floor



16,365 sf
Second Floor



16,531 sf
Third Floor



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)
Amenities	On site shower facilities
Year Built / Renovated	1987/2001
Legal Description	PT LT 1, CON 5RF, PART 1, 3 & 4, 5R11234; OTTAWA/GLOUCESTER
Zoning	IL: Light Industrial
Access	Vehicular access via St. Laurent Blvd.
Surrounding Uses	Light Industrial & General Mixed Use
Asking Price	\$6,000,000





Kilborn Avenue

2465 St. Laurent Blvd.

Hyw 417

7.2km
10min

Walkley Road

Conroy Road

St. Laurent Blvd.

Conroy Road



For more information, please contact:

NATHAN SMITH
Executive Vice President
Managing Director
+1 613 780 1577
nsmith@cwottawa.com

SCOTT BROOKER
Vice President
Sales Representative
+ 613 780 1582
sbrooker@cwottawa.com



©2022 Cushman & Wakefield Ottawa. Brokerage Independently Owned & Operated. A member of the Cushman & Wakefield Alliance. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.