

ORLÉANS TOWN CENTRE

Ottawa, Ontario

260 CENTRUM BLVD
Suite C204 - 1,794 SF
Suite C207 - 2,964 SF



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**COLONNADE
BRIDGEPORT**
Realty Inc., Brokerage

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LEASE DETAILS

Rental Rate: \$13.50/SF

Taxes & Operating: \$18.17/SF

Operating costs, tax estimates and rental ranges are based on 2024 figures and are subject to change.



OPPORTUNITY

Suite C204 - 1,492 SF

Suite C207 - 2,964 SF

HIGHLIGHTS

✓ OC Transpo bus service along Centrum Blvd.

Minutes to Place d'Orléans Station

✓ Accessible via St. Joseph Boulevard and Centrum Blvd.

Minutes from HWY 174

✓ Ample on-site parking
Well positioned in East Ottawa's fastest growing communities

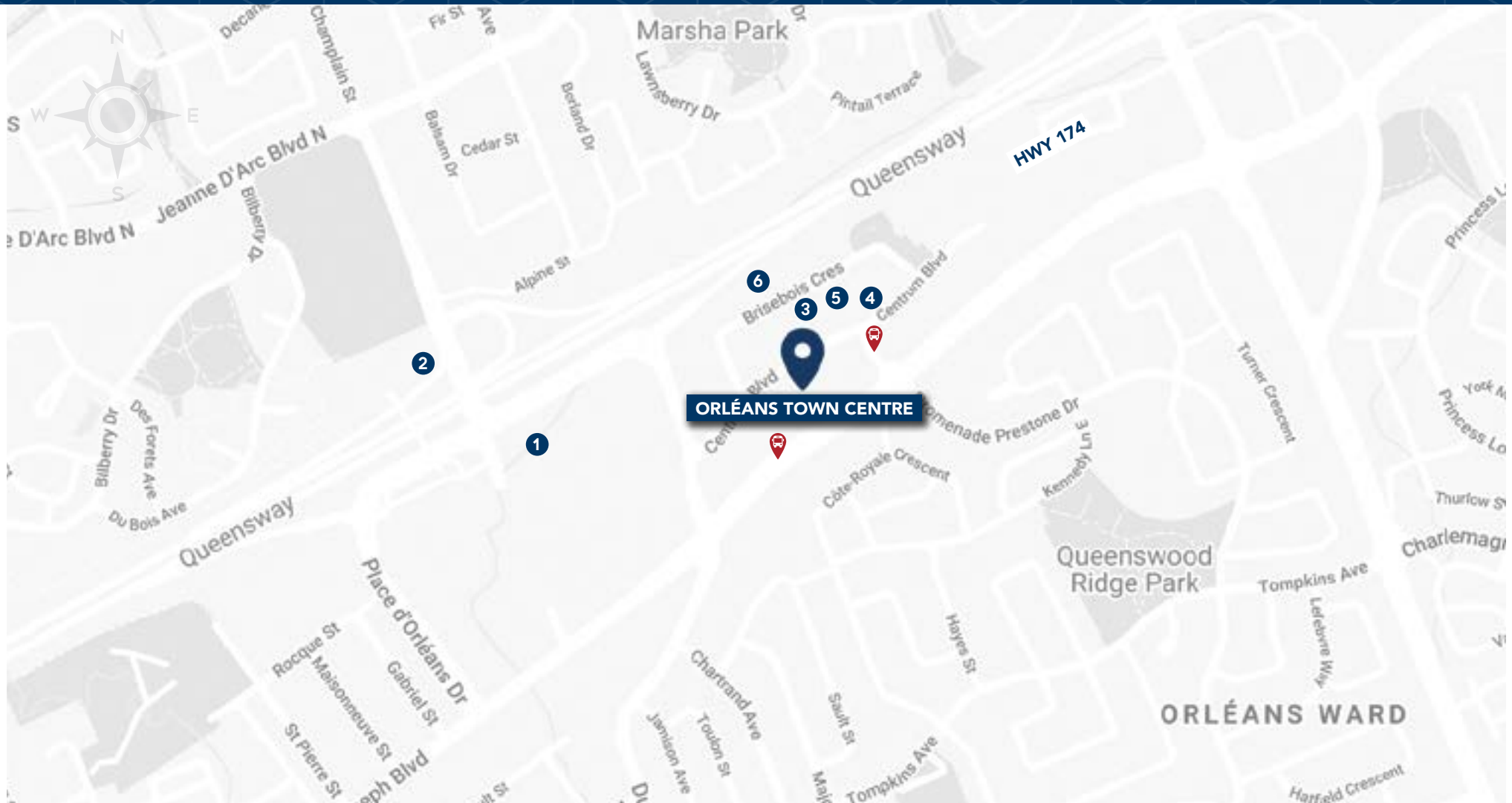
✓ Many popular tenants on-site including:

- Tap Room 260
- Mexi's
- St. Martha's Brasserie
- Clearview Eyeware
- Orthodontist
- First Choice Haircutters

Minutes from many amenities including:

- Place d'Orléans Shopping Centre
- Shenkman Arts Centre
- YMCA
- Former City Hall

AREA MAP



ORLÉANS TOWN CENTRE

Ottawa, Ontario

- 1 Place d'Orléans Shopping Centre
- 2 OC Transpo - Orléans Park & Ride
- 3 Shenkman Arts Centre
- 4 Ruddy Family YMCA-YWCA
- 5 Former City Hall
- 6 Holiday Inn Express & Suites

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SITEPLAN



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SUITE C207 - CONCEPT PLAN

2,964 SF

*Currently base shell
Design is concept only

