

# FOR LEASE - CAFETERIA SPACE

22 VARENNES, GATINEAU



## Cafeteria Opportunity in Gatineau

# 22 Varennes

612 sf cafeteria space available

Built in 2001 and home to a large Federal Government tenant, this cafeteria space on the first floor is a perfect location for your business to thrive! The only direct access to all government employees now returning to work for a quick breakfast or lunch.

The space offers lots of natural light and is located at the main entrance to the building. There is lots of on-site parking and green space.

### Todd Beech

Director, Leasing

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[tbeech@regionalgroup.com](mailto:tbeech@regionalgroup.com)



REGIONAL

### Regional Group

1737 Woodward Drive, 2<sup>nd</sup> Floor

Ottawa, ON

K2C 0P9

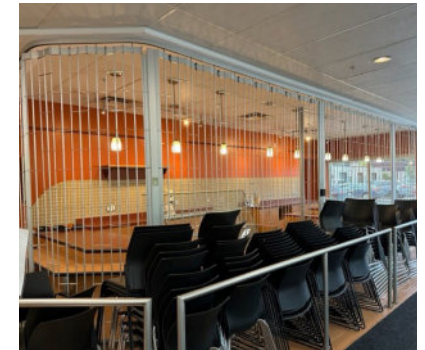
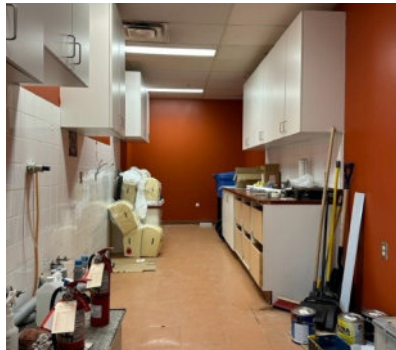
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## Property Highlights

- Home to a large Federal Government tenant
- Plenty of green space
- Professionally managed building with 24/7 emergency on-call service
- Security monitored building
- 134 parking spots



## Availability & Rates

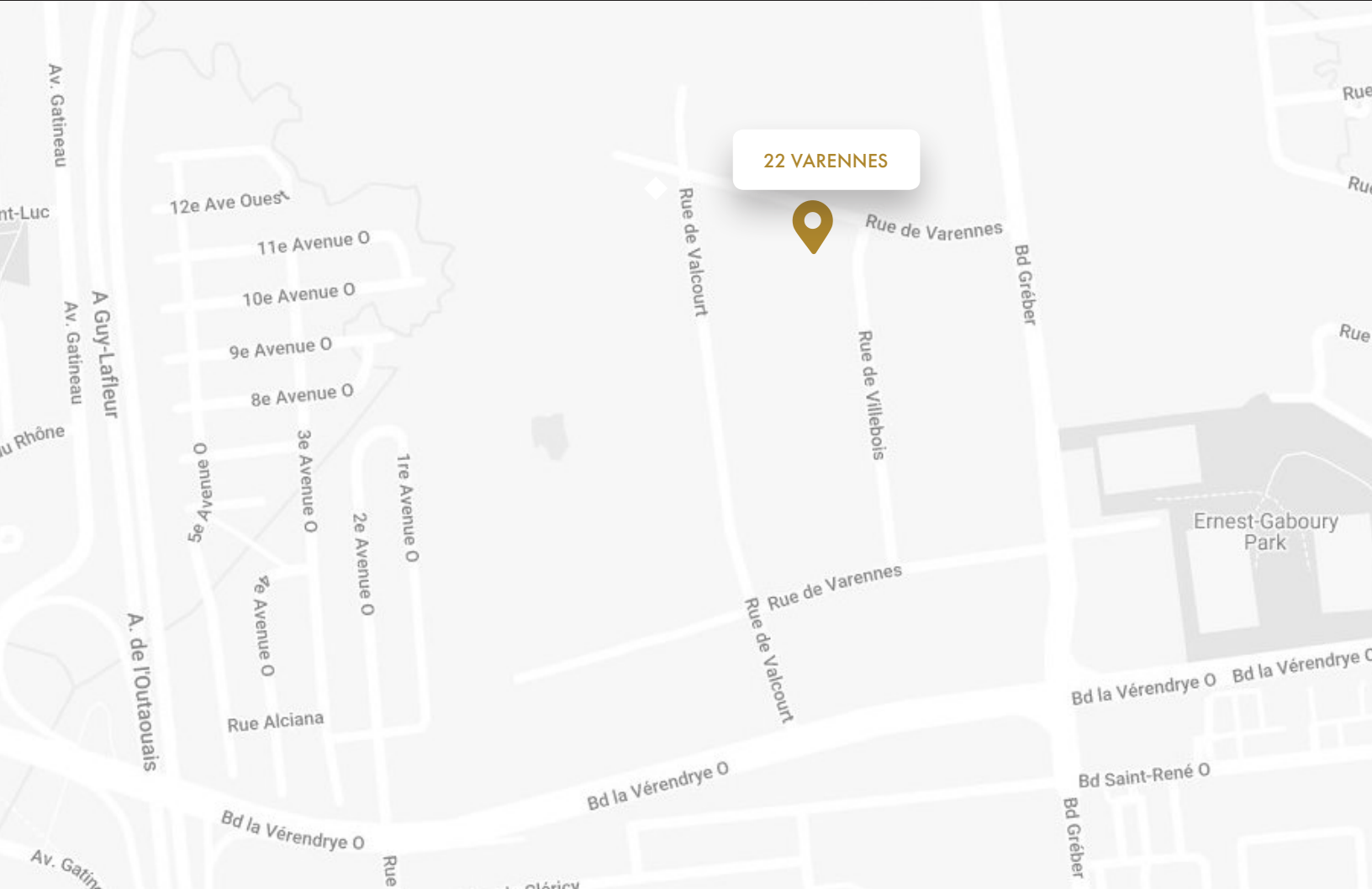
Suite	Area (sf)	Gross Rent (PSF)	Availability
Cafeteria Space- Unit 101	612	\$30.00	Immediate

TI Allowance – Negotiable

**Todd Beech**  
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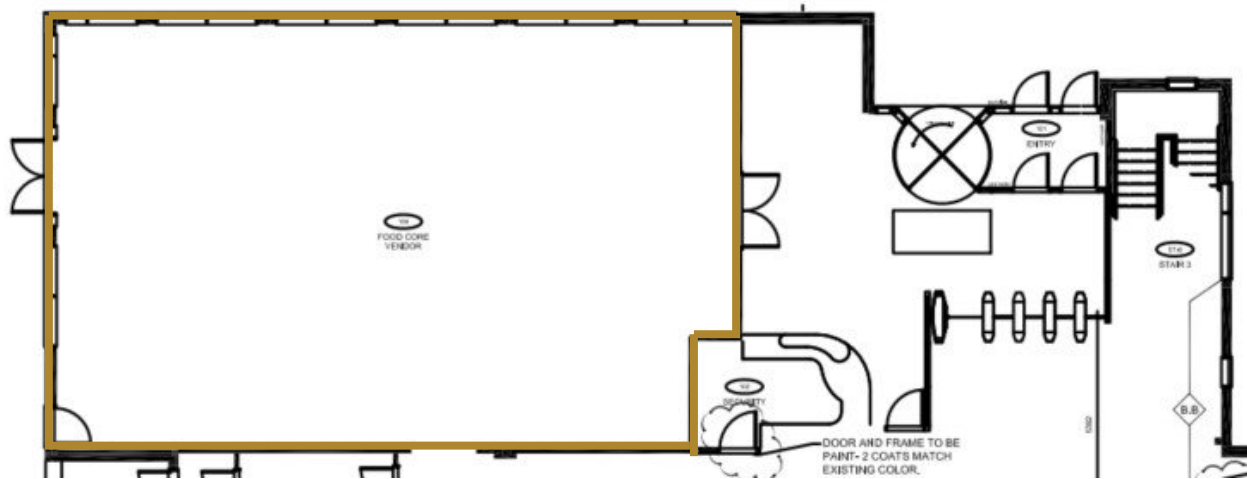


## Property Specifications

<b>Year Constructed</b>	2001
<b>Construction</b>	Concrete slab-on-grade, steel frame
<b>Exterior Walls</b>	Concrete block masonry & metal siding
<b>Roof Type</b>	Asphalt
<b>Ceiling Height</b>	10'
<b>Power</b>	120v/240v
<b>Loading Facilities</b>	No
<b>Air Conditioning</b>	Roof Top HVAC
<b>Heat</b>	Roof Top HVAC
<b>Sprinklered</b>	Yes
<b>Parking Spots</b>	134
<b>Elevator</b>	Yes
<b>Separately Metered</b>	Gas & water separately metered

## Retail Space- Unit 101

612 sf





## Contact us

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