

FOR LEASE

2871 ST. JOSEPH BOULEVARD

Ottawa, ON K1C 1N9



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OFFERING SUMMARY

Available SF :	2,480 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Additional Rent:	approx. \$5.00 PSF

PROPERTY OVERVIEW

Prime commercial office space now available for lease in the heart of Orléans, offering 2,480 sq ft in a well-maintained lower level unit with elevator access and ample onsite parking. This high-visibility property is ideally situated on St. Joseph Blvd and is just a short walk to Place d'Orléans with the future LRT Station. Surrounded by busy retail, restaurants, and cafés, it provides exceptional exposure and convenience for a wide range of uses. The suite features an open area with a kitchen and two washrooms, making it well-suited for businesses seeking functional, self-contained space. Located within the Commercial Main Street zone, the site offers substantial traffic, excellent signage potential, and long-term value in a growing community.

PROPERTY HIGHLIGHTS

- Available immediately
- Utilities extra
- Onsite parking available
- High traffic site with great visibility from St. Joseph Blvd
- Walking distance to Place d'Orléans and future LRT Station

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Additional Photos



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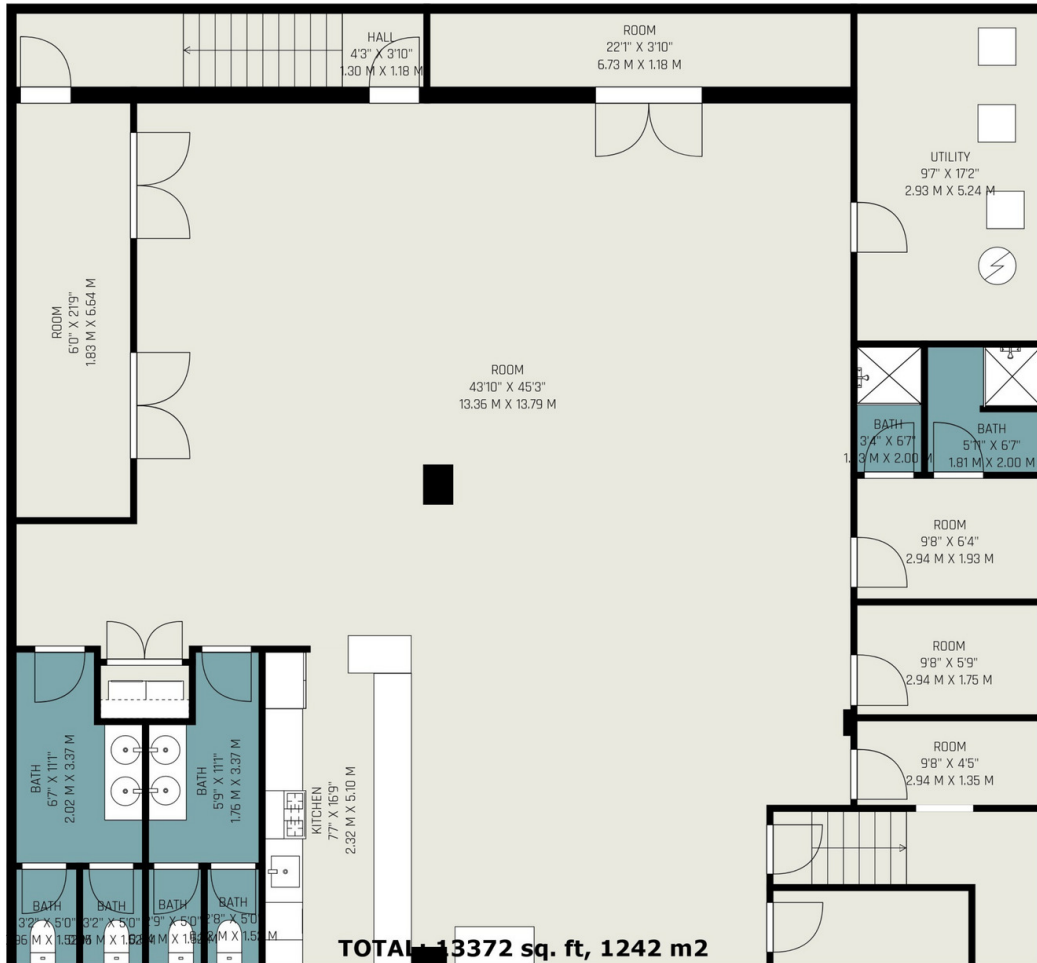
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Floor Plan



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Retailer Map



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