

FOR LEASE

35 LARKIN DRIVE (SUITE 202)

Ottawa, ON K2J 2T2



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OFFERING SUMMARY

Available SF:	500 SF
Lease Rate:	\$17.00 SF/yr (NNN)
Additional Rent	approx. \$16.50 PSF

PROPERTY OVERVIEW

Second floor (walk-up) office space of approximately 500 SF. This unit features an open workspace with one enclosed office. Common areas include the lobby, stairs, and access to shared washrooms. Bright space with large windows providing ample natural light. Ideal for professionals seeking value and convenience when working outside the house. Located in the heart of Barrhaven, off the major intersection of Fallowfield and Greenbank. Located across from a grocery-anchored retail site, Food Basics, with Historic Greenfield restaurant and pub within a short walk.

PROPERTY HIGHLIGHTS

- Utilities are included
- Large windows providing natural light
- Onsite parking
- Walkable to amenities

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Additional Photos



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Retailer Map



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