

# FOR LEASE: OFFICE SPACE

## 25 Tapiola Crescent, Ottawa



### DESCRIPTION:

- ✓ Second floor office space with elevator available at Greenboro Plaza, located in the South Keys area of Ottawa, at the intersection of Albion Road South and Johnston Road. This location offers a mix of single-family homes and is relatively close to amenities like schools, parks, and shopping centers.
- ✓ Well established neighbourhood plaza that includes the Greenboro Family Medicine Centre, Greenboro Pharmacy (Remedy'sRx), and Greenboro Physiotherapy Clinic. Retail tenants include O'Grady's Outpost Pub and Eatery, Meat Shop, Hair Design, Palermo's Pizza, and Superior Convenience Mart which houses a UPS Access Point.
- ✓ This location is well-connected, with good public transit options and numerous bike lanes and close to supermarkets, restaurants, schools, and daycare facilities.

### SECOND FLOOR SPACE AVAILABLE:

- ✓ **Suite 200** - Approx. 950 square feet rentable.
- ✓ **Suite 204** - Approx. 333 square feet rentable.

### NET RENTAL RATE:

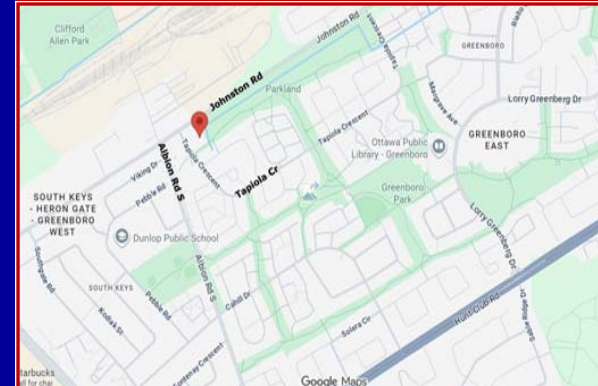
- ✓ \$ 15.00 per square foot net per annum net.

### OPERATING COSTS:

- ✓ \$ 15.00 per square foot (estimate). Utilities included.

### SIGNAGE, PARKING AND ACCESS:

- ✓ Potential pylon signage.
- ✓ Ample parking. Good Access and Egress.



*For more information please contact:*

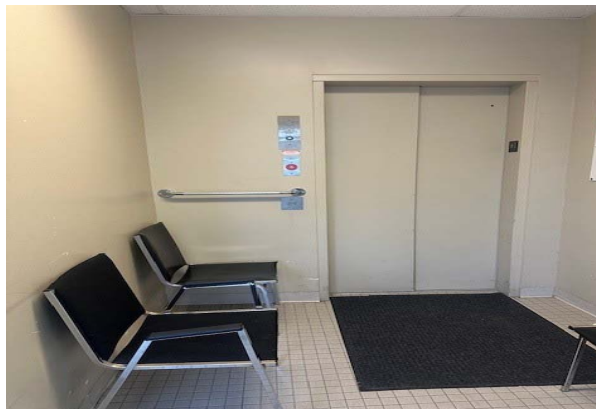
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