

FOR LEASE

2305 ST. LAURENT BLVD.

Ottawa, ON K1G 4J8



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 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Suite: #200
Available SF: 2,326 SF
Lease Rate: \$16.50 SF/yr (NNN)
Additional Rent: approx. \$14.66 PSF

PROPERTY OVERVIEW

2305 St. Laurent is located in the Ottawa Business Park. This office space measures approx. 2,326 SF and features a reception area, four (4) enclosed offices, kitchenette, an open workspace, and large windows that invite natural lighting throughout. This property provides plenty of onsite parking. Take advantage to be part of this Business Park which is close to many local amenities and just minutes from HWY 417 East and West.

PROPERTY HIGHLIGHTS

- Parking Ratio: 3: 1,000 SF
- Dedicated entrance
- Close proximity to HWY 417
- Signage opportunity
- Available immediately
- Utilities included

JOHN ZINATI

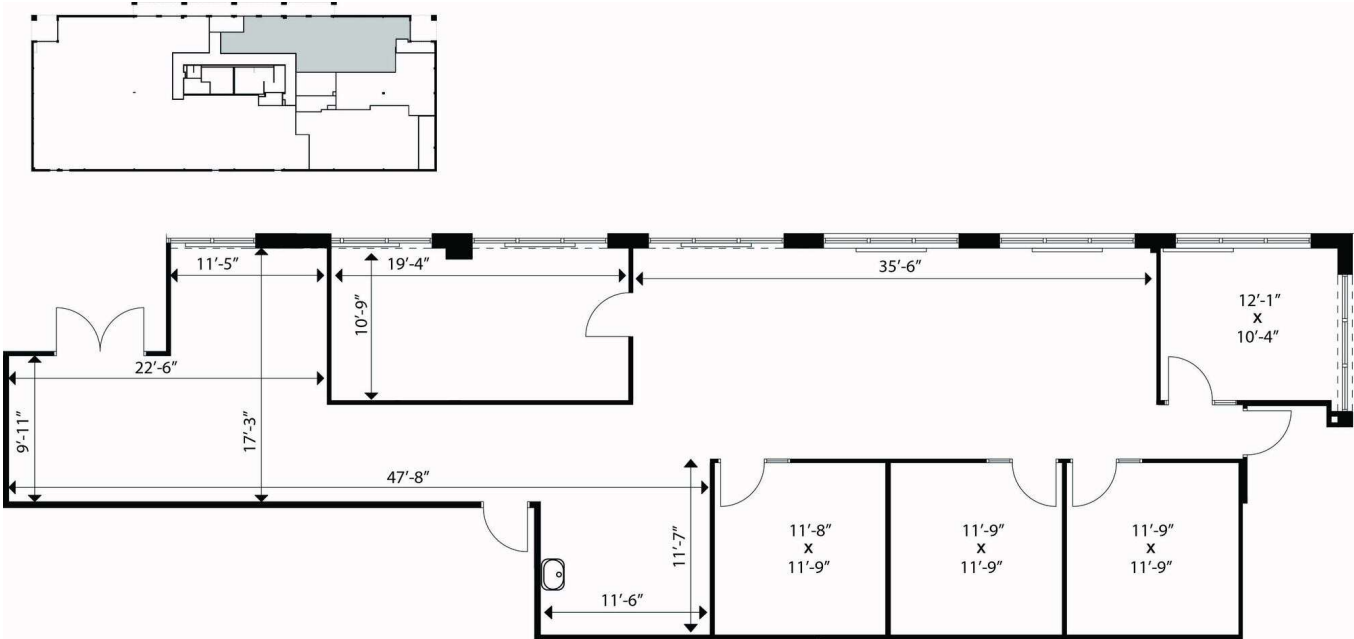
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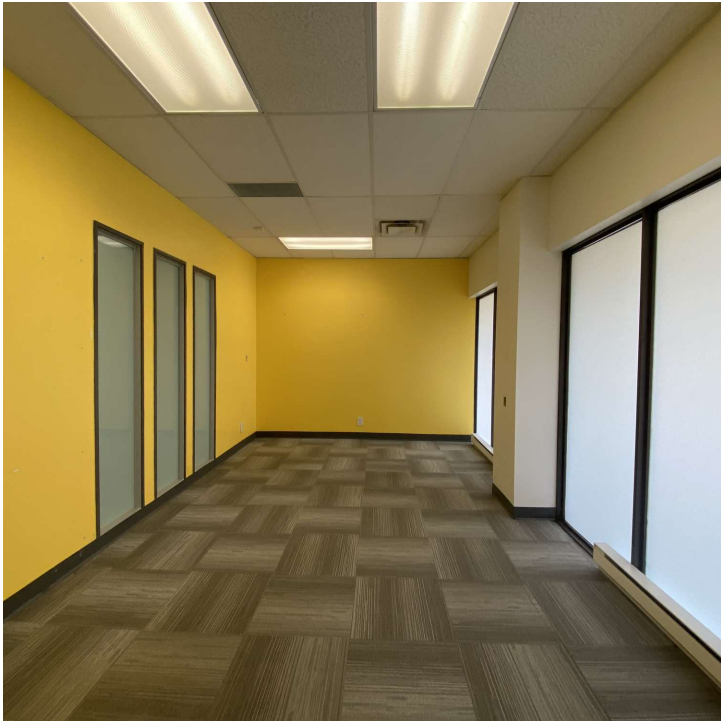
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Additional Photos



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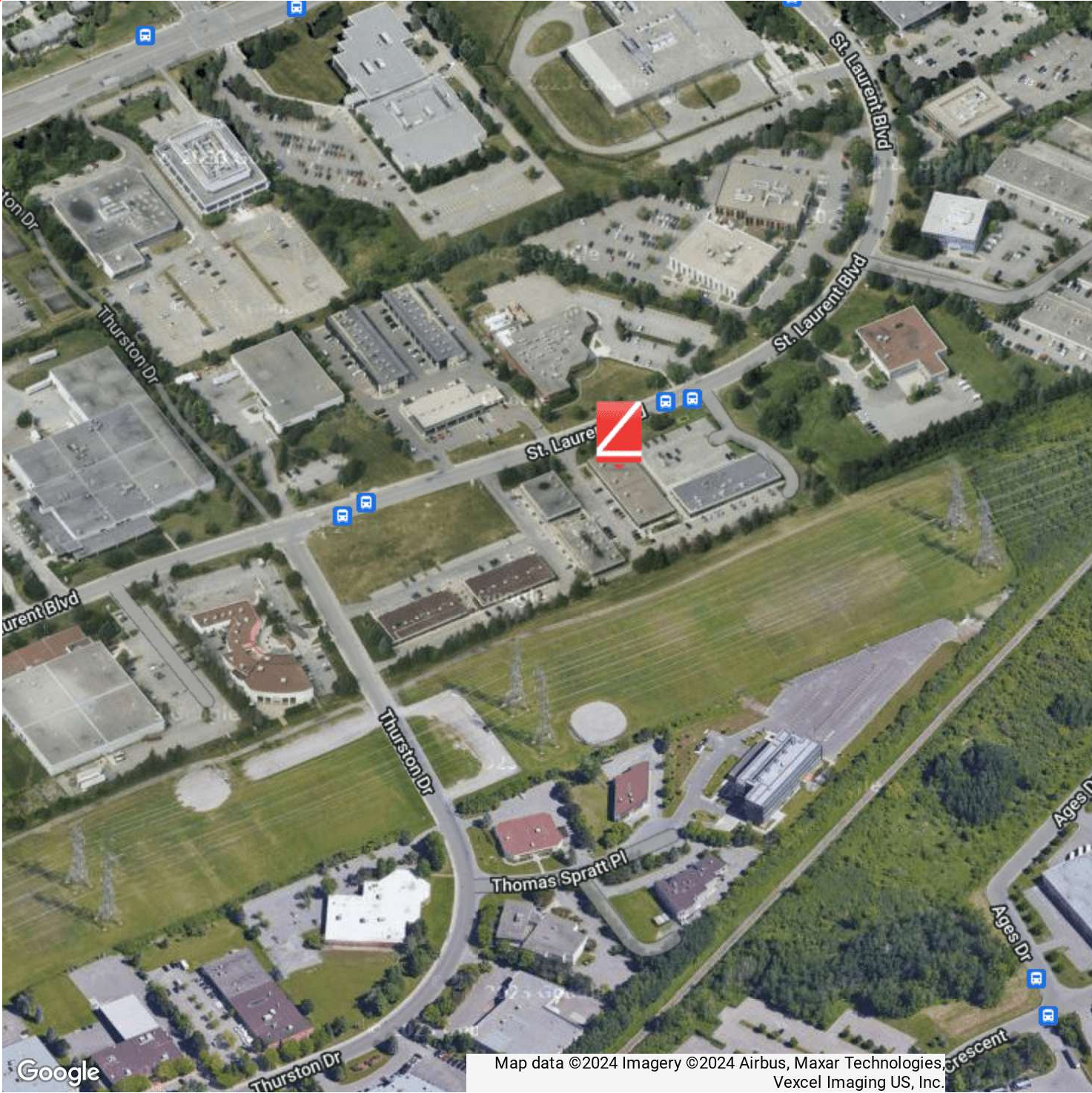
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Map



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