

195 MENTEN PLACE

Ottawa, Ontario

Unit 102 - 1,527 SF



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**COLONNADE
BRIDGEPORT**

Realty Inc., Brokerage

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LEASE DETAILS

Rental Rate: \$16.00/SF

Taxes & Operating: \$10.62/SF

Operating costs, tax estimates and rental ranges are based on 2026 figures and are subject to change. Excludes utilities and in-suite janitorial.

AVAILABLE: OCTOBER 1, 2026



OPPORTUNITY

Unit 2 - 1,527 SF

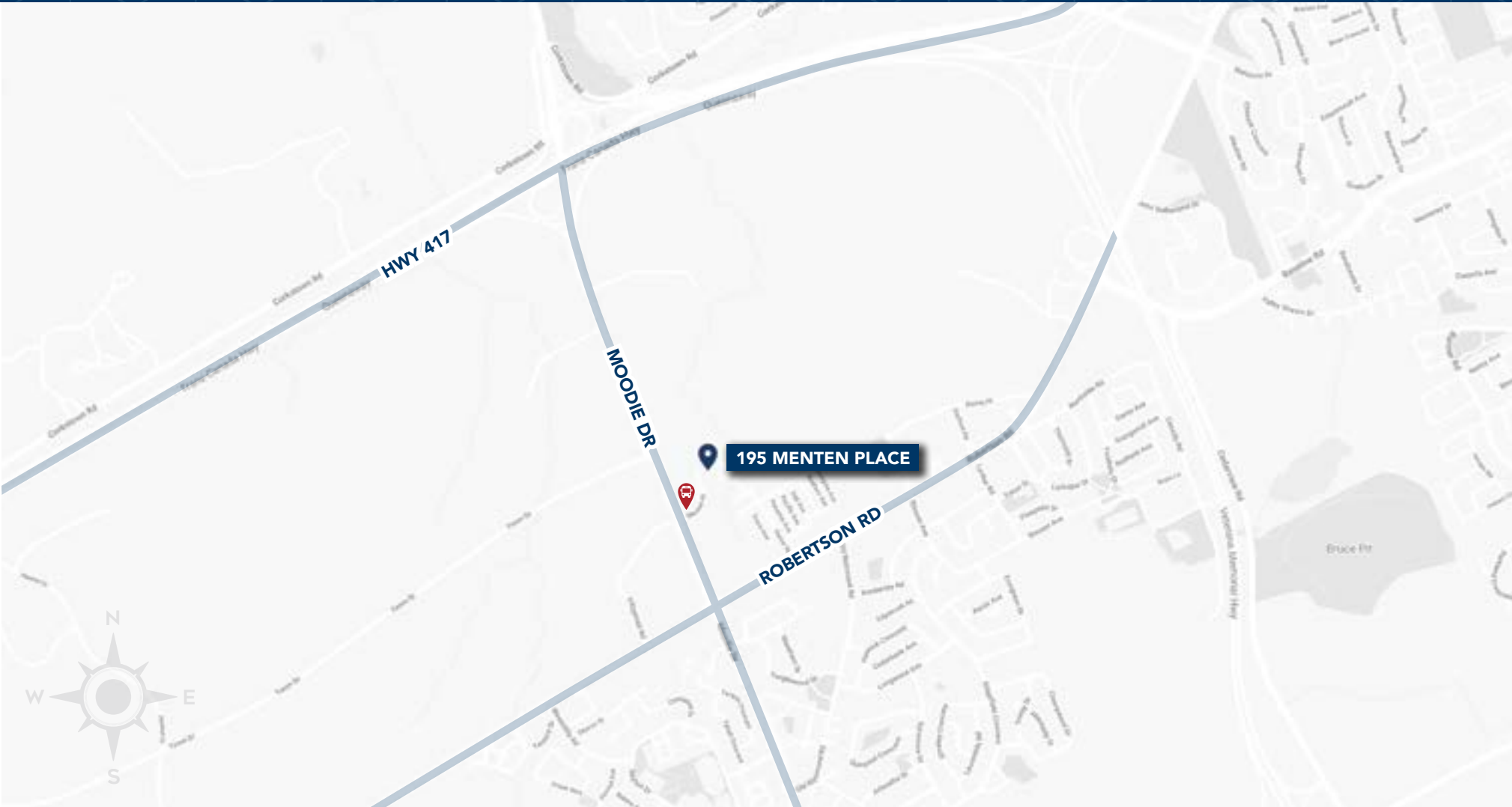
Hybrid space featuring:

- Improved office space at front.
- Rear warehouse/storage (approx. 12" clearance).
- Roll up door with at-grade loading.
- Kitchenette and washroom.
- Exterior signage on unit façade.

HIGHLIGHTS

- ✓ Located in Bells Corners
- ✓ Access to OC Transpo at the corner of Menten Place and Moodie Drive
- ✓ Minutes to HWY 417 via Moodie Drive
- ✓ A 10 minute drive to Tanger Outlet Mall, Kanata Centrum Shopping Centre, Hazeldean Mall and Bayshore Shopping Centre
- ✓
 - Free parking on-site
 - Exterior signage available
 - Tenant-controlled access

AREA MAP



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