ZINATI REALTY
COMMERCIAL BROKERAGE

UNIT 200 - 435
ST. LAURENT BOULEVARD

OTTAWA, ON K1K 2Z6

OFFICE FOR LEASE

92 CENTREPOINTE DRIVE OTTAWA, ON K2G 6B1 613.853.4106 ZINATIREALTY.COM

EXECUTIVE SUMMARY

UNIT 200 - 435 ST. LAURENT BOULEVARD

OTTAWA, ON K1K 2Z6

OFFERING SUMMARY

AVAILABLE SF:	1,350 SF
LEASE RATE:	$2,500.00/month (Gross)
ZONING:	MS2
PARKING:	Free, first come - first serve

PROPERTY OVERVIEW

The suite has been thoughtfully configured to accommodate a wide variety of professional office users, including legal, accounting, engineering, consulting, healthcare, technology, and administrative businesses. The existing layout features multiple private perimeter offices, a spacious central open work area suitable for collaborative workstations, a kitchenette, dedicated storage room, reception/entry area, and support spaces designed to maximize operational efficiency. Existing leasehold improvements significantly reduce tenant fit-up costs and allow for immediate occupancy.

Tenants benefit from abundant free on-site parking, central air conditioning, secure second-floor access via intercom, and excellent signage opportunities. A large pylon sign facing both directions on St. Laurent Boulevard is available to enhance business exposure, complemented by additional window and pylon signage opportunities.

PROPERTY HIGHLIGHTS

- 8' Ceiling height clearance
- Existing kitchenette and storage room
- Reception/entrance area with professional image
- Central air conditioning
- Secure second-floor entrance with intercom access
- Garbage removal by the landlord
- Tenants are responsible for their own fit-up and in-unit cleaning
- St. Laurent facing pylon signage available at $150.00/month + HST

FLOOR PLANS

SPACE: UNIT #200

UNIT 200 - 435 ST. LAURENT BOULEVARD

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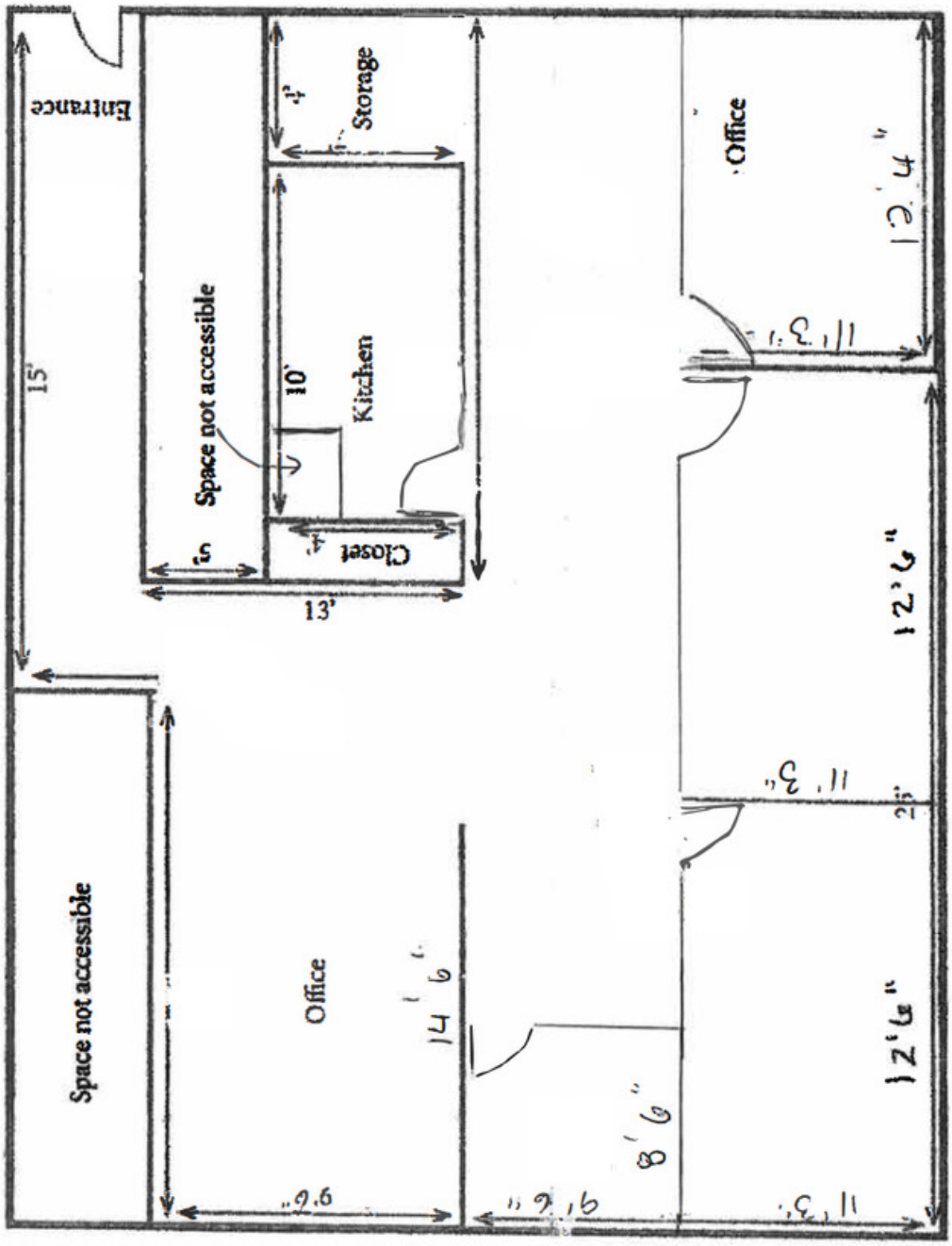
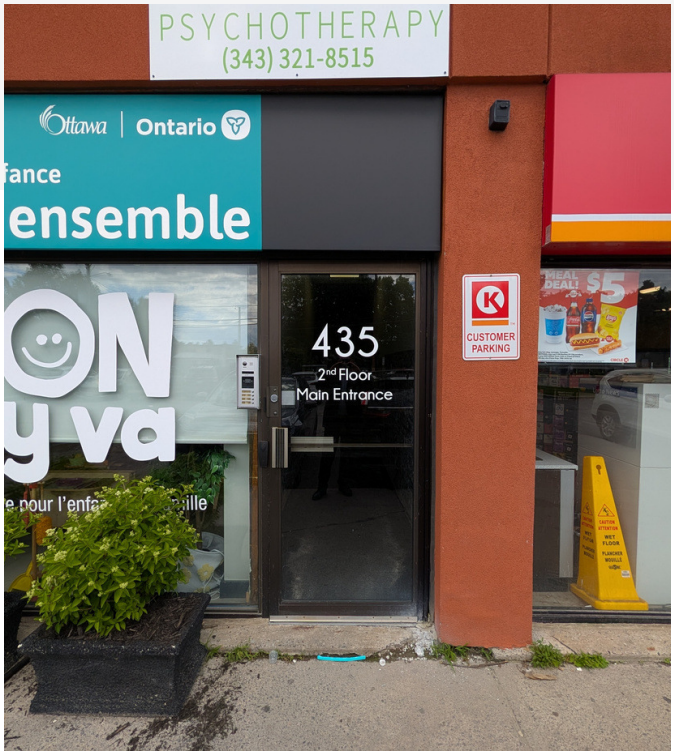


SECOND LEVEL
UNIT #200
APRX. 1,350 SF

ADDITIONAL PHOTOS

UNIT 200 - 435 ST. LAURENT BOULEVARDC

OTTAWA, ON K1K 2Z6



ADDITIONAL PHOTOS

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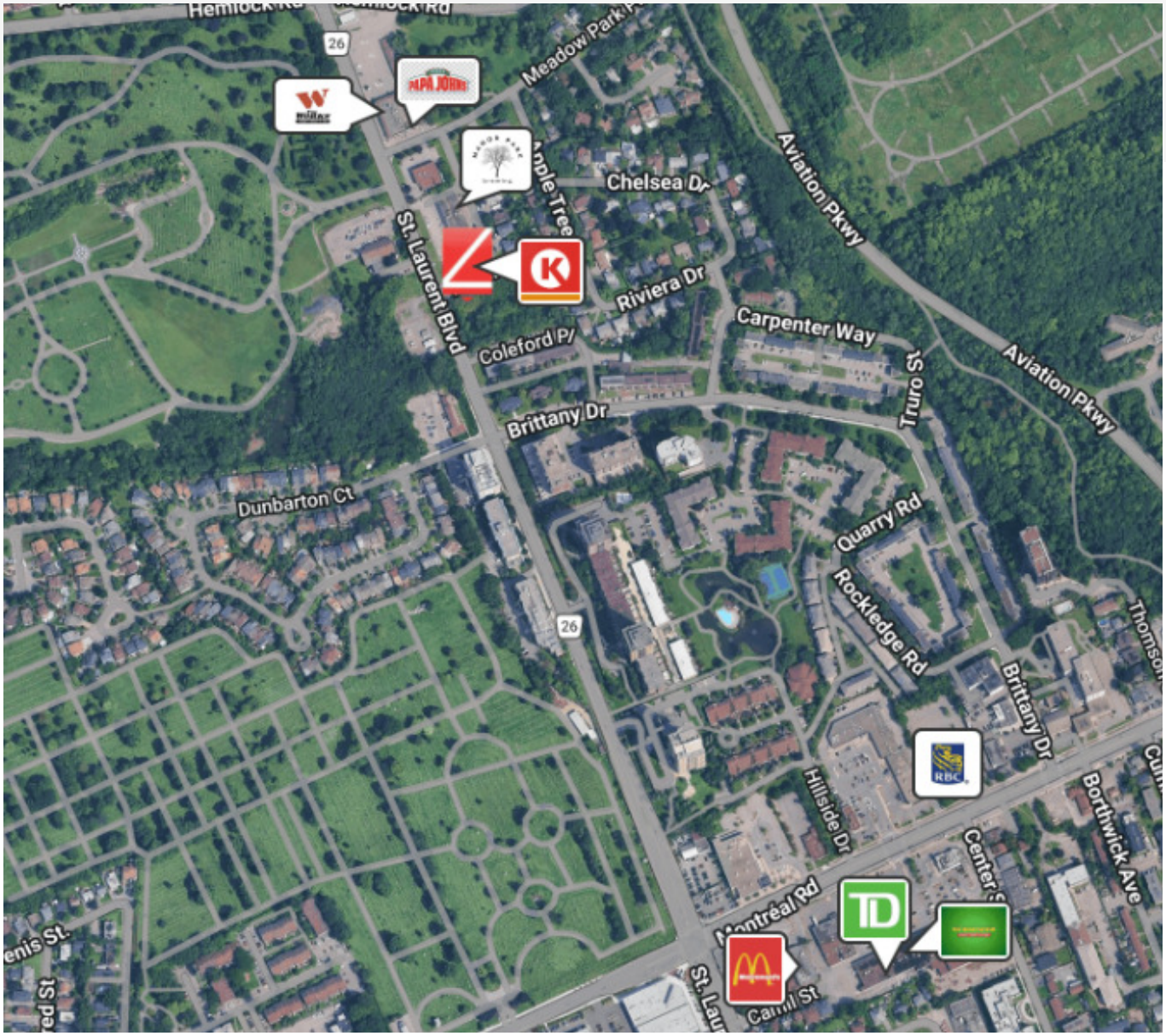
RETAILER MAP

UNIT 200 - 435 ST. LAURENT BOULEVARDC

OTTAWA, ON K1K 2Z6



WITHIN WALKING DISTANCE

- The Works
- Papa John's
- Manor Park Brewing
- Circle K
- McDonalds
- TD Bank
- RBC
- Pho Hoan

UNIT 200 - 435 ST. LAURENT BOULEVARDC

OTTAWA, ON K1K 2Z6

THANK YOU

We would love to tour the property and discuss a leasing opportunity.

Please contact one of the following representatives, and we can get started!

CONTACT

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