

**UNIT 200 - 435
ST. LAURENT BOULEVARD**

OTTAWA, ON K1K 2Z6

OFFICE FOR LEASE



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

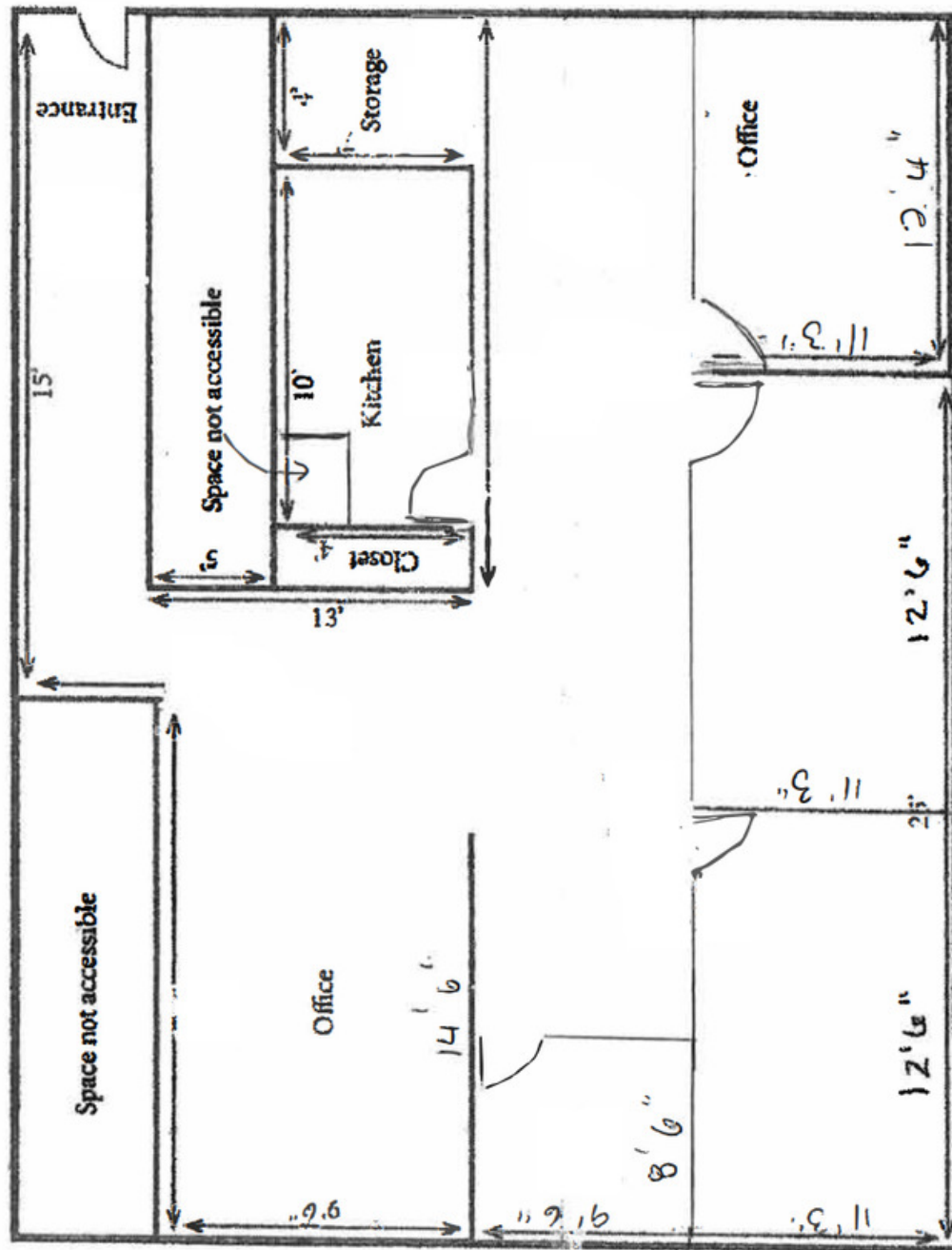
- 8' Ceiling height clearance
- Existing kitchenette and storage room
- Reception/entrance area with professional image
- Central air conditioning
- Secure second-floor entrance with intercom access
- Garbage removal by the landlord
- Tenants are responsible for their own fit-up and in-unit cleaning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

FLOOR PLANS

UNIT 200 - 435 ST. LAURENT BOULEVARD

SPACE: UNIT #200

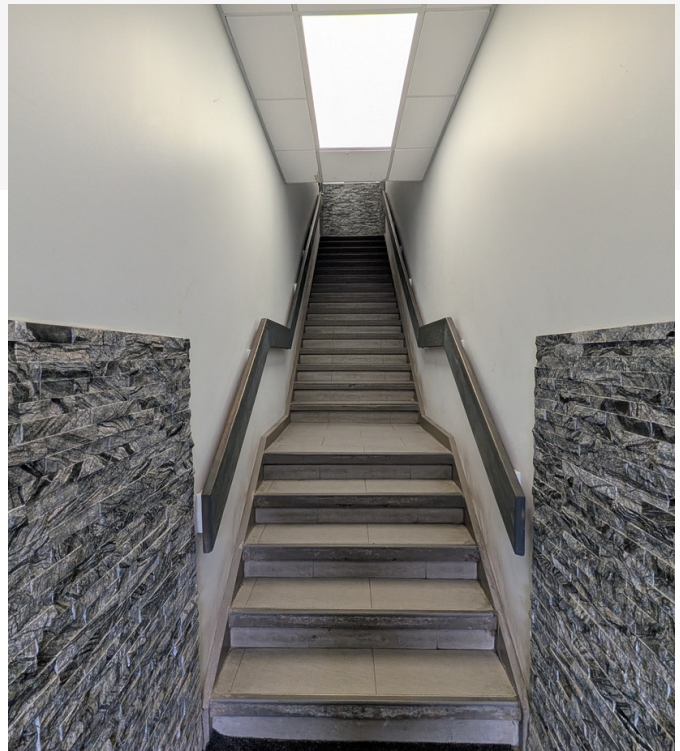
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SECOND LEVEL
UNIT #200
APRX. 1,350 SF

ADDITIONAL PHOTOS

UNIT 200 - 435 ST. LAURENT BOULEVARD
OTTAWA, ON K1K 2Z6



ADDITIONAL PHOTOS

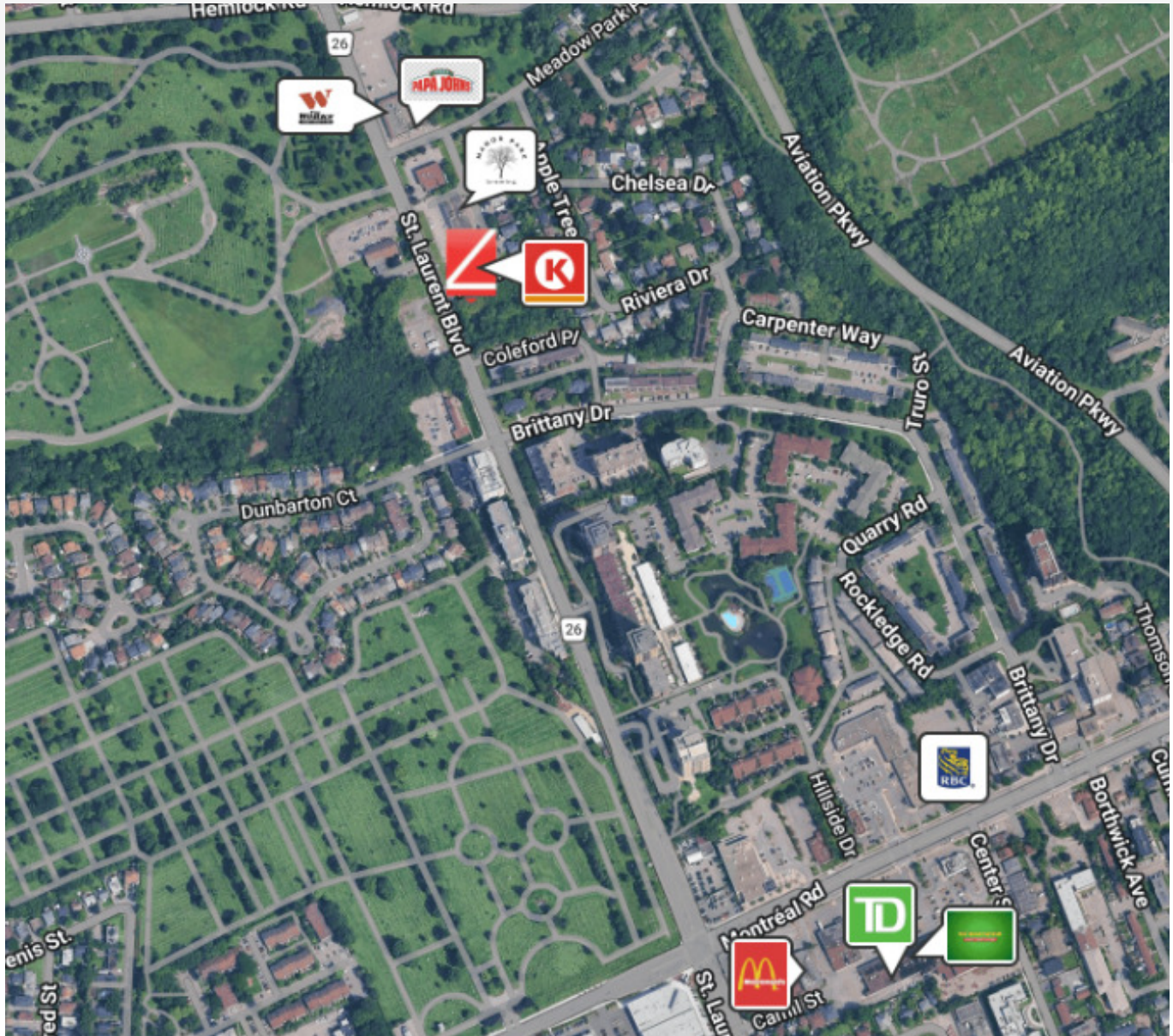
UNIT 200 - 435 ST. LAURENT BOULEVARD C
OTTAWA, ON K1K 2Z6



RETAILER MAP

UNIT 200 - 435 ST. LAURENT BOULEVARD C

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 BOULEVARD C
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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

JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

TANYA WOLFGRAM

+1(613)447.2205

tanya@zinatirealty.com