

Approximately 2,528 SF of
Prime Office Space

FOR LEASE

105-2255 St Laurent Blvd, Ottawa ON



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PROPERTY DETAILS



THE OFFERING

Approximately 2,527.80 SF of professional office space available within a well-maintained, three-storey multi-tenant building. Suite 105 is a bright corner unit featuring abundant natural light with windows on multiple sides. The layout includes a spacious open work area and reception, eight private offices, a private ensuite washroom with shower, and a convenient kitchenette. The building offers shared washrooms on each floor and prominent pylon signage along the street for excellent visibility.

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|-----------------|------------------------------------|
| ADDRESS | Unit 105 – 2255 St Laurent Blvd. |
| UNIT AREA | Approximately 2,527.80 SF |
| RENTAL RATE | \$13.00/SF |
| ADDITIONAL RENT | \$12.25/SF (2026 estimated) |
| LEASE TERM | 5 to 10 years with option to renew |

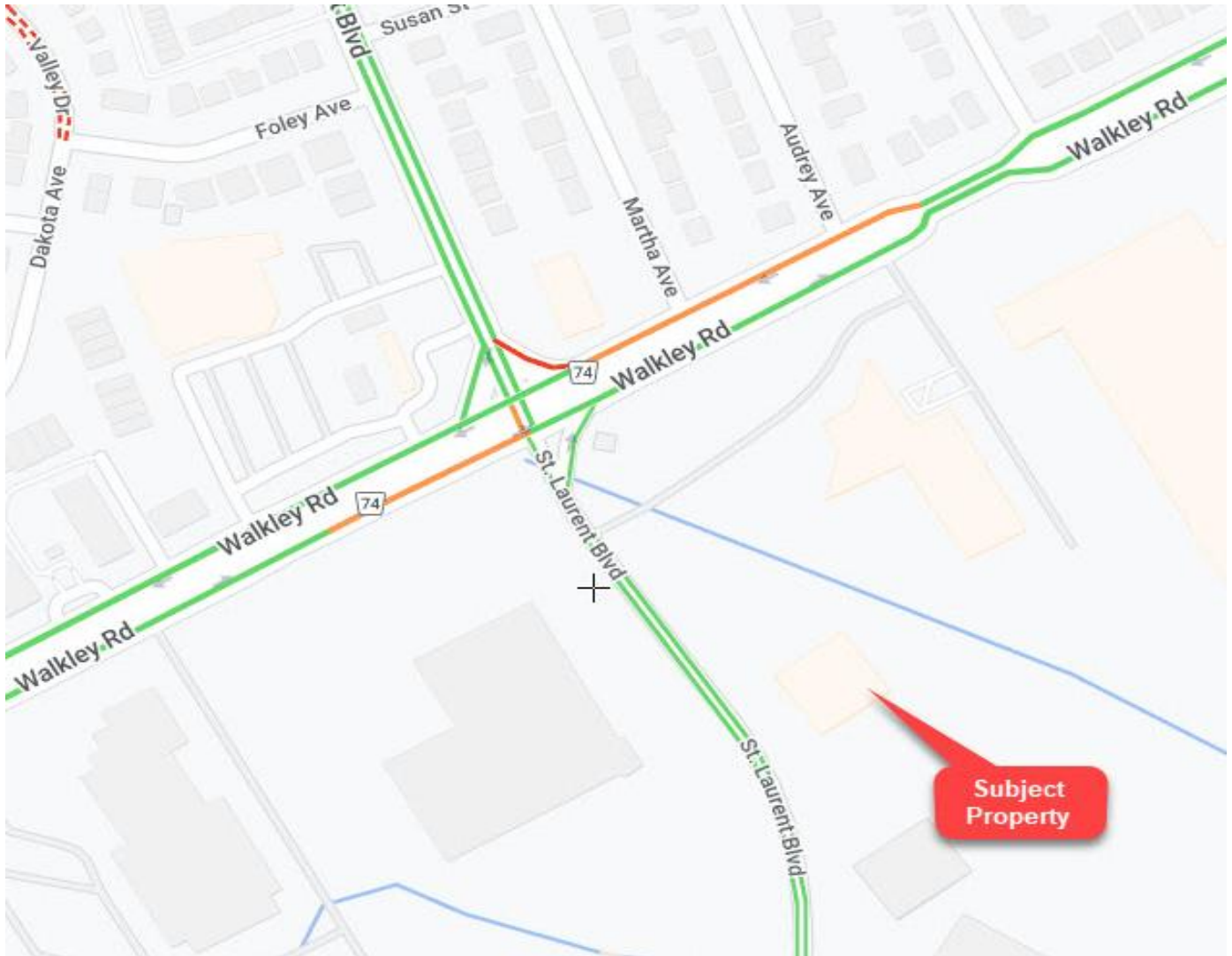
INTERIOR FEATURES



LOCATION

2255 St. Laurent Blvd offers a strategic east-end Ottawa location within the established St. Laurent Industrial Park, providing excellent access to Walkley Road, Highway 417, and convenient public transit for easy commuting and client connectivity.

The multi-tenant office building features flexible suite options, elevator access, ample surface parking, and strong signage exposure along a high-traffic corridor, making it an ideal choice for professional users seeking accessibility, visibility, and a well-served business setting



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