



Real Estate  
Brokerage

# COMMERCIAL

## OFFICE SPACE

### 233 Argyle Avenue, Ottawa, ON



### Leasing

Information

**Price**

\$23.00 PSF (gross)

**Space For Lease**

3rd Floor:

932 s.f. (approx.) *Rentable*

**Parking**

2 parking spaces included in rent & street parking.

**Occupancy**

Immediate

**Tenants**

Lawyers-ground floor

The Design Associates-2nd floor

# FOR LEASE

## Cheryl Kardish-Levitan

B.A. FRI, Broker

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[www.clvgroup.com](http://www.clvgroup.com)

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233 Argyle Ave.  
Ottawa, ON

**FOR LEASE**

- ◆ Free standing, brick, 3 storey structure with a stone foundation, the addition of the new building's foundation is concrete.
- ◆ Commercial office building , 3rd floor newly renovated.
- ◆ Kitchenette, washroom and shower.
- ◆ HVAC unit on each floor.
- ◆ New Tile Carpet throughout.
- ◆ Heat - combination of gas and water.
- ◆ Signage - on building directory.
- ◆ 4 offices with separate boardrooms.
- ◆ Basement can be used for storage and large boardroom.
- ◆ Ground floor boardroom use available
- ◆ Dedicated wiring throughout.
- ◆ Windows open
- ◆ Excellent curb appeal and exposure.
- ◆ Established residential and commercial hub.
- ◆ Located near the corner of Argyle Ave. and Bank St.
- ◆ Close proximity to the Highway 417.
- ◆ Down the street from the YM-YWCA.
- ◆ Reception Services- Potentially available.



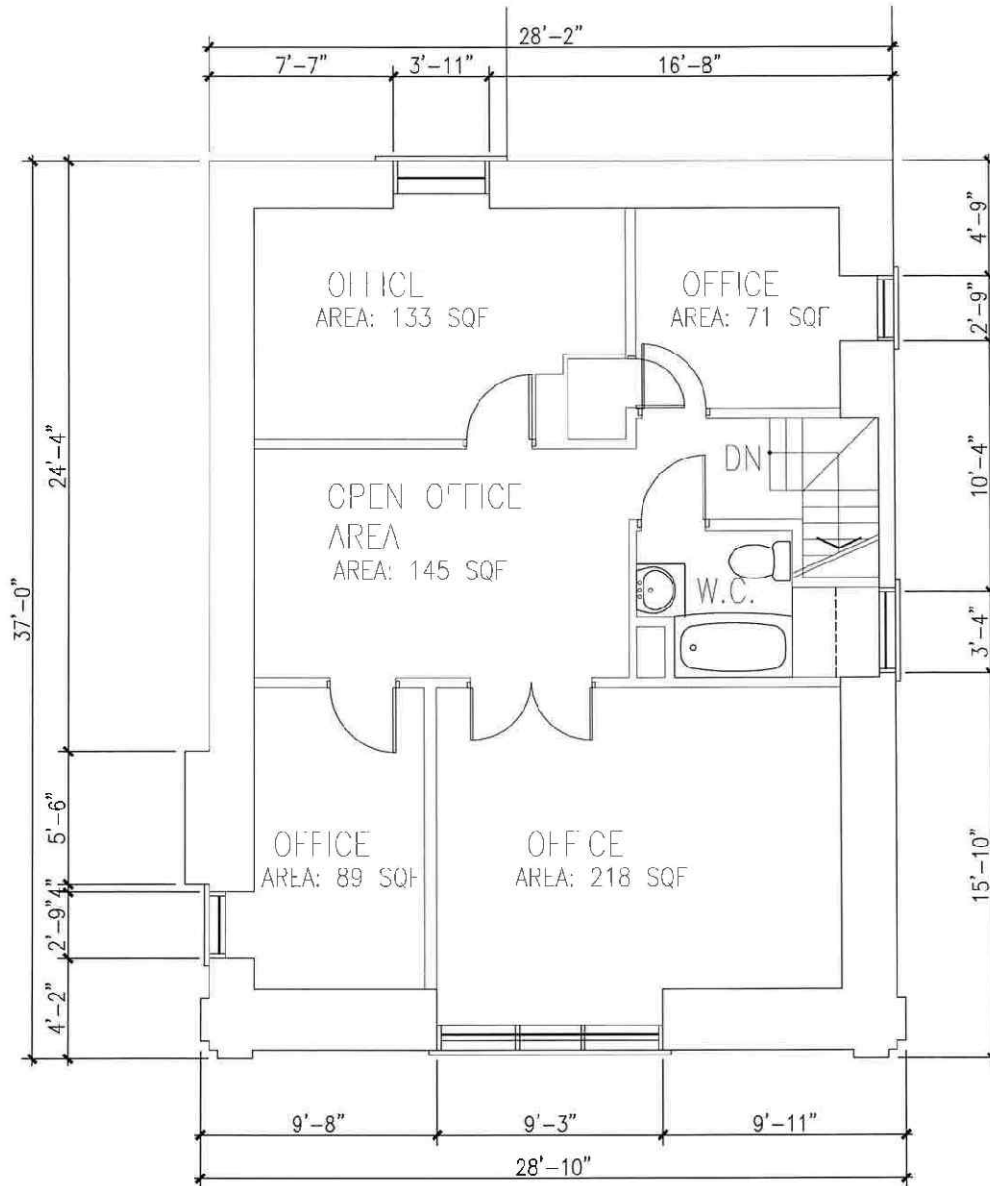
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233 Argyle Ave.  
Ottawa, ON

FOR LEASE



810 SF- usable  
932 SF- rentable

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