



Real Estate
Brokerage

COMMERCIAL

OFFICE SPACE

595 Montreal Road, Ottawa, ON



Property INFORMATION *Retrofitted & Face-lift in 2008*

Size of Office Building:
5 Storey office building - "A" Class

Parking: Ample

Location:
Excellent location on Montreal Road near St. Laurent Blvd. minutes from the Aviation Parkway & Montfort Hosp.

Anchor Tenants:
Medical, Dental, Pharmacy, Lab, ideal for all medical related & professional tenants. (Medical Equipment for sale.)

LEASING INFORMATION *Attractive New Rates!*

Base Rent:
\$13.90 PSF yrs. 1-5

C.A.M and Taxes:
\$14.45 per square foot 2010
Leasehold Allowance Available!

Leasable Area:
Suite #107 (Ground Floor):
423 sq. ft. usable, 486 sq. ft. rentable
***Suite #302 (Available Immediately):**
1,079 sq. ft. usable, 1,241 sq. ft. rentable
***Suite 303 (Available Nov-2013 or could be available within 60 days notice)**
1,041 sq. ft. usable, 1,197 sq. ft. rentable
***Combined Suite 302 & 303**
2,120 sq. ft. usable, 2,438 sq. ft. rentable
Suite 504 (Available Immediately):
875 sq. ft. usable, 1,006 sq. ft. rentable
Ground floor retail suitable for medical and non medical

FOR LEASE

Cheryl Kardish-Levitan

B.A. FRI, Broker

613-722-6004 x 236

cherylkl@clvgroup.com

www.clvgroup.com

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