



For Lease » Office Space

2713 Lancaster Road

Ottawa | Ontario



EXCELLENT INDUCEMENT PACKAGE WITH ENHANCED COMMISSIONS » BRING US OFFERS

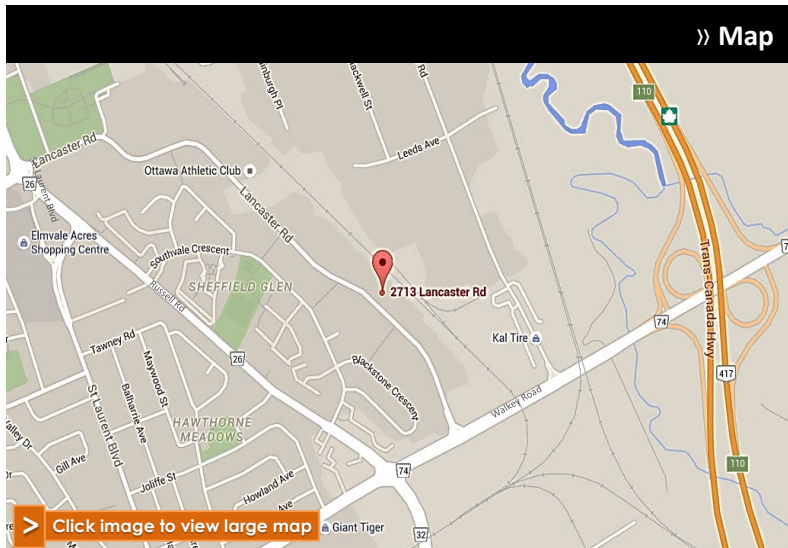
Building Details

Total Office Area:	34,298 sf
Number of Floors:	2
Net Rent:	\$12.00
Operating Costs:	\$11.33 *
Available Area:	13,306 sf
Availability:	Immediate

*Office cleaning is not included in the operating cost.

BUILDING KEY FEATURES + HIGHLIGHTS

- + 347 volt, 3 phase power supply
- + Energy efficient LED lighting
- + Centrally air conditioned with large windows all around the perimeter
- + Rooftop HVACs with VAV boxes throughout
- + Barrier free access, elevator
- + Free parking spaces
- + Secure entry with card readers, motion detectors and video surveillance
- + Quiet picnic area
- + Easy access to Highway 417 via Walkley Road
- + Restaurants, banks and plenty of shopping minutes away on St. Laurent Blvd.



For More Information Contact

451 Daly Ave., 2nd Floor
Ottawa, Ontario K1N 6H6
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Richard Rose Tel: 613-244-1012 ext: 206
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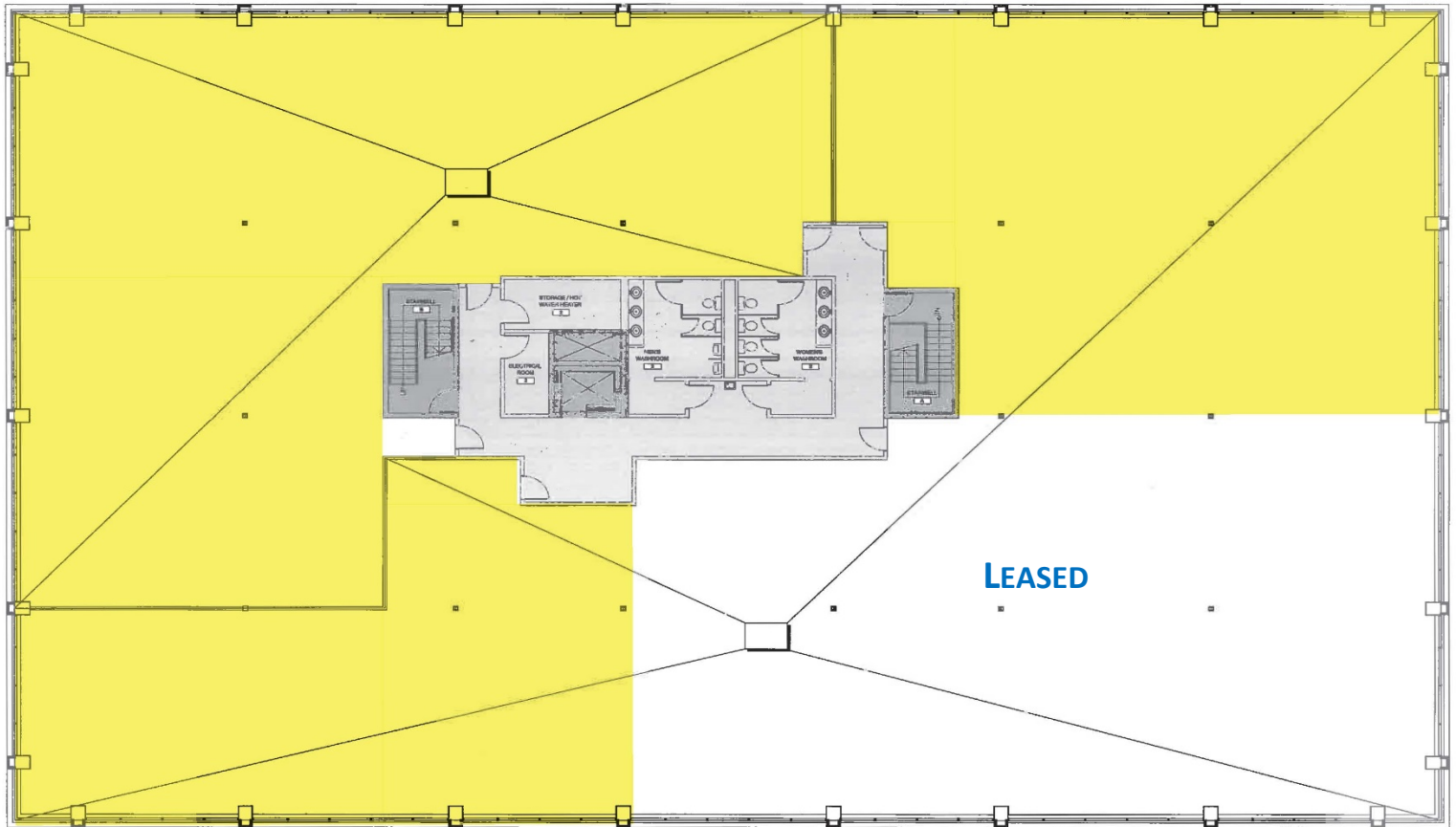
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PROPERTY MANAGEMENT LIMITED



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» Floor Plan

13,306 sf



ADDITIONAL HIGHLIGHTS

+ Perimeter offices + Open Space + Can be subdivided or combined + Inducement Package Available

» Pictures



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