



For Sublease » Office Space

2713 Lancaster Road | Suite 200

Ottawa | Ontario



**EXCELLENT INDUCEMENT PACKAGE WITH ENHANCED COMMISSIONS » BRING US OFFERS**

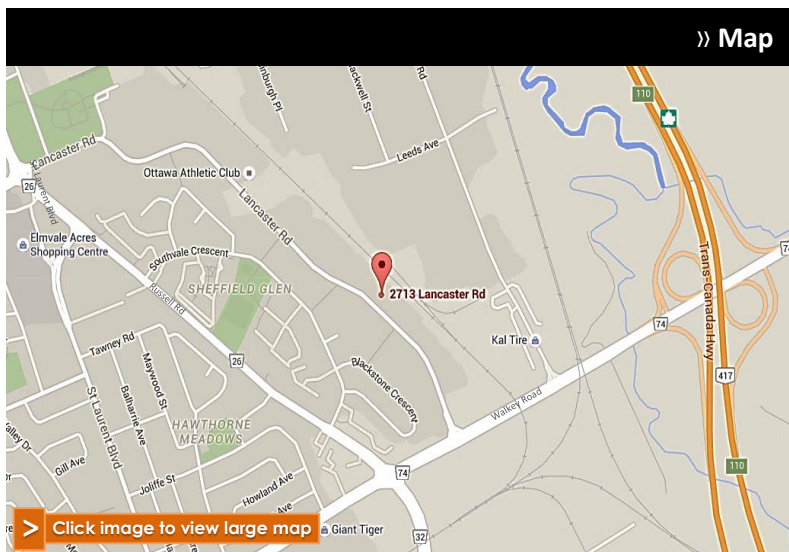
### Building Details

<b>Total Office Area:</b>	34,298 sf
<b>Number of Floors:</b>	2
<b>Net Rent:</b>	\$10.00
<b>Operating Costs:</b>	\$11.44
<b>Available Area:</b>	12,765 sf
<b>Availability:</b>	Immediate

+ Can be subdivided. Offices are contiguous can be combined up to 19,000 sf

### BUILDING KEY FEATURES + HIGHLIGHTS

- + 347 volt, 3 phase power supply
- + Energy efficient LED lighting
- + Centrally air conditioned with large windows all around the perimeter
- + New 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.
- + A few doors away from the Ottawa Athletic Club



### For More Information Contact

451 Daly Ave., 2<sup>nd</sup> Floor  
Ottawa, Ontario K1N 6H6  
www.elkproperty.com

**Bill Miner** Tel: 613-244-1012 ext: 201  
Cell: 613-229-9689  
bminer@elkproperty.com



**ELK**  
PROPERTY MANAGEMENT LIMITED