



# For Lease » Office Space

## 2713 Lancaster Road

Ottawa | Ontario



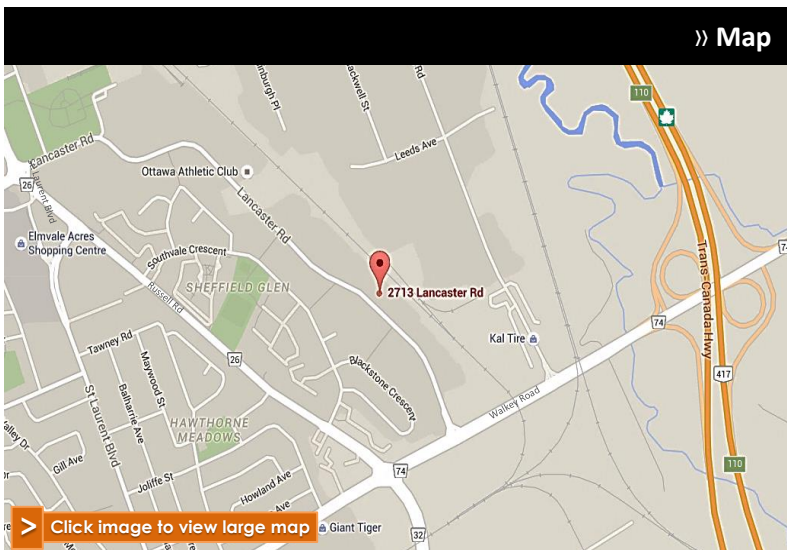
**EXCELLENT INDUCEMENT PACKAGE WITH ENHANCED COMMISSIONS » BRING US OFFERS**

### Building Details

<b>Total Office Area:</b>	34,298 sf
<b>Number of Floors:</b>	2
<b>Year Built:</b>	1990
<b>Net Rent:</b>	\$10.00
<b>Operating Costs:</b>	\$11.44
<b>Available Area:</b>	6,189 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

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