



Real Estate  
Brokerage

# COMMERCIAL

## Commercial Office Space

### 261 Montreal Rd., Ottawa, ON



# FOR LEASE

Unit #	Spaces Available	Net Rent
304	958 sq. ft.	\$9.50 PSF
310	580 sq. ft.	\$10.00 PSF
308	724 sq. ft.	\$10.50 PSF

**Operating Costs:** \$11.50 PSF

**Tenancy:** Single

**Parking:** Ample

**Elevator:** Yes

**Zoning:** TM 3 H(16)  
Traditional  
Mainstreet Zone

**Occupancy:** Immediate

Four storey office building located along Montreal Road in the heart of business Vanier. Ample parking. High traffic location. Basement space is also available.

## Michael Simon

Sales Representative

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

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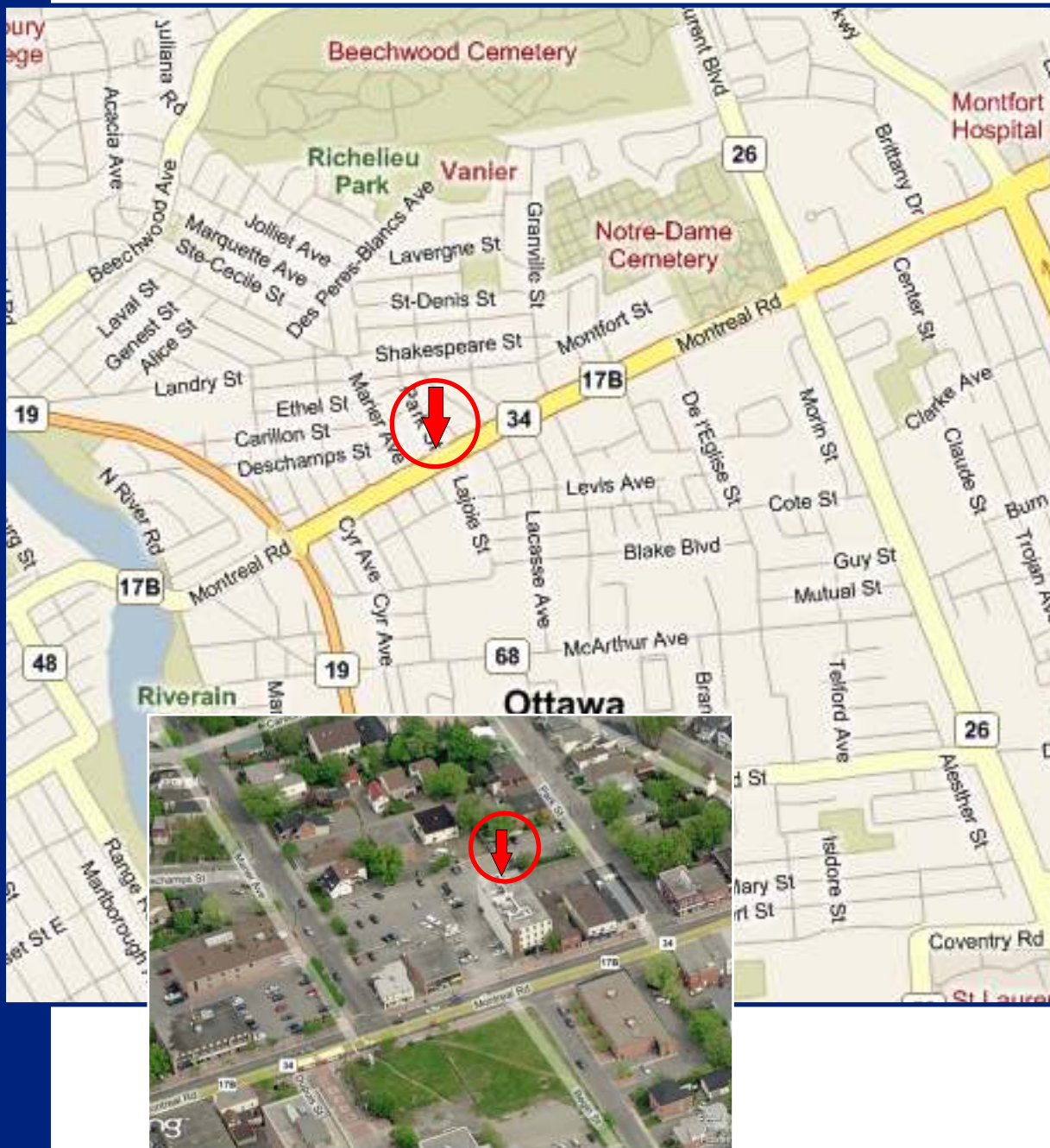


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## AERIAL PHOTOGRAPH AND MAP

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