



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:** *First Year -  
Minimum Rent Free!*  
\$13.90 PSF yrs. 2-5

**C.A.M and Taxes:**  
\$13.61 per square foot 2008  
*Leasehold Allowance Available!*

**Leasable Area:**  
**Suite #102 (Ground Floor):**  
545 sq. ft. usable, 627 sq. ft. Rentable  
**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 #407 (Available Immediately):**  
920 sq. ft. usable, 1,058 sq. ft. Rentable

**Ground floor retail suitable for  
medical and non medical**

# FOR LEASE

## Cheryl Kardish-Levitan

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