



# For Lease » Office Space

## 2713 Lancaster Road

Ottawa | Ontario



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

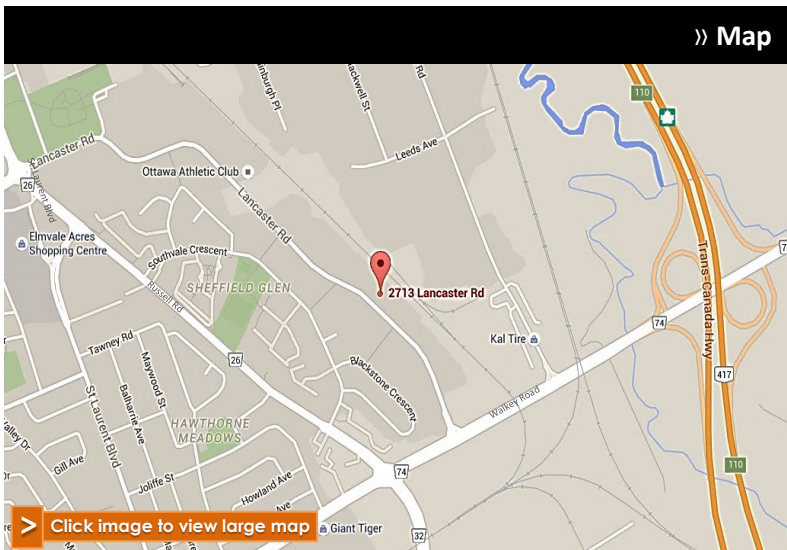
### Building Details

<b>Total Office Area:</b>	34,298 sf
<b>Number of Floors:</b>	2
<b>Net Rent:</b>	\$12.00
<b>Operating Costs:</b>	\$12.45
<b>Available Area:</b>	13,306 sf
<b>Availability:</b>	Immediate

+ Can be subdivided. Offices are contiguous can be combined up to 13,306 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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PROPERTY MANAGEMENT LIMITED

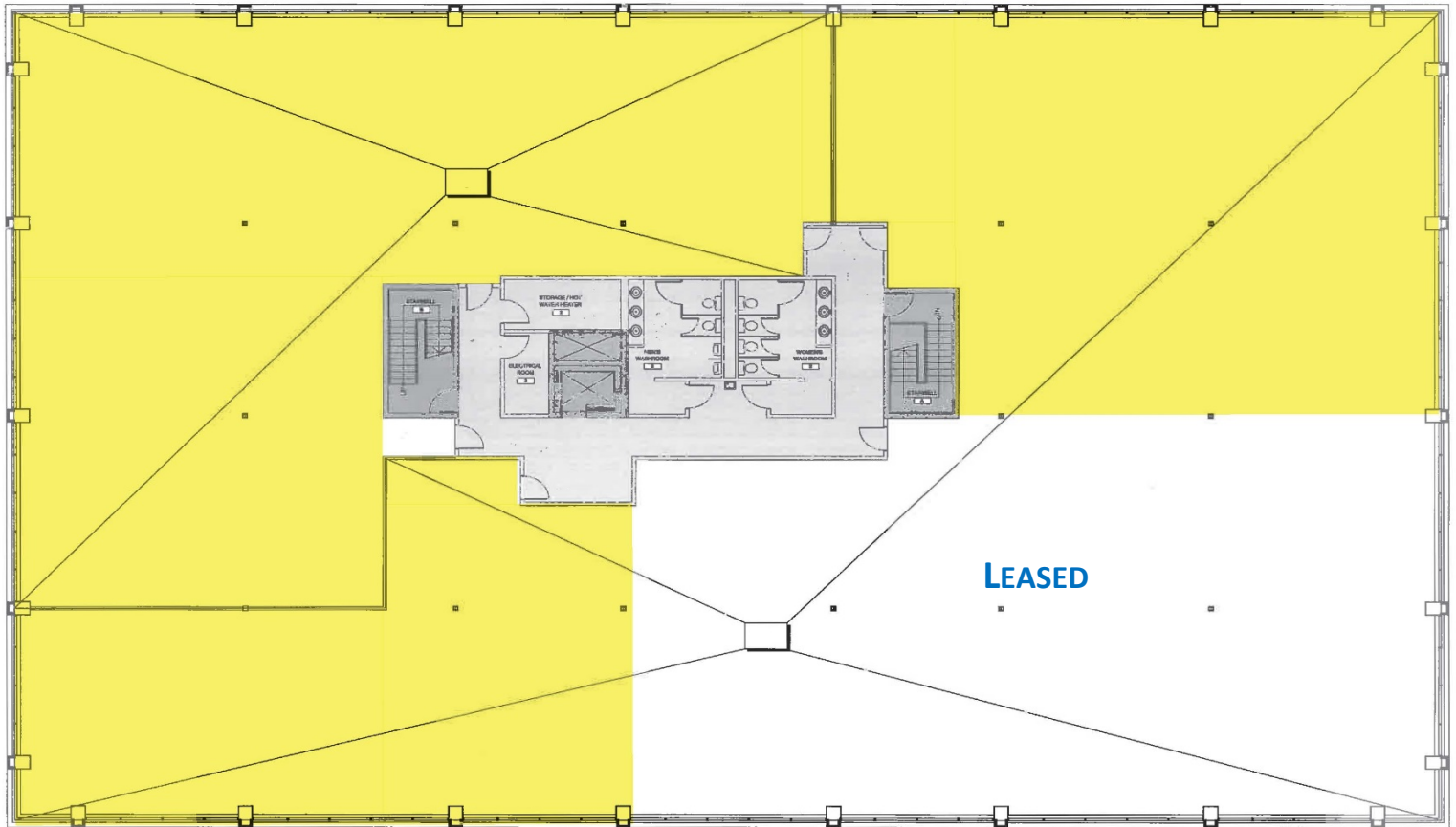




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» Floor Plan

**13,306 sf**



**ADDITIONAL HIGHLIGHTS**

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

» Pictures



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