



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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