

FOR LEASE - PRIME OFFICE SPACE

745 MONTREAL ROAD

(LOCATED IN THE "H&R BLOCK" BUILDING)

745 Montreal Road, Ottawa, ON K1K 0T9

(Immediate Occupancy)



Property Highlights...

Property: Office Building with Diverse Professional Tenants (Insurance Brokers, Accounting Specialists, Health Care Professionals, Pharmacy, etc).

Visibility: **Easy Access & Visible from Montreal Road Next to Montfort Hospital**

Parking: **FREE Customer Parking**
Additional Private Parking Available.

Availability: 1 Unit Available: 2,577 sf (2nd floor)
Base Rate starting at \$12.50 per sq. ft.

Operating: \$13.37 per sq. ft.

Signage: Space Available on Pylon (included in Lease)

Financing: Fit-up financing available.



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