

FOR LEASE

CDNGLOBAL[®]



2725 QUEENSVIEW DRIVE | OTTAWA, ON
SUITE 600 – LOWER LEVEL

LEASE DETAILS

SIZE AVAILABLE Approx. 1,200 sq.ft.

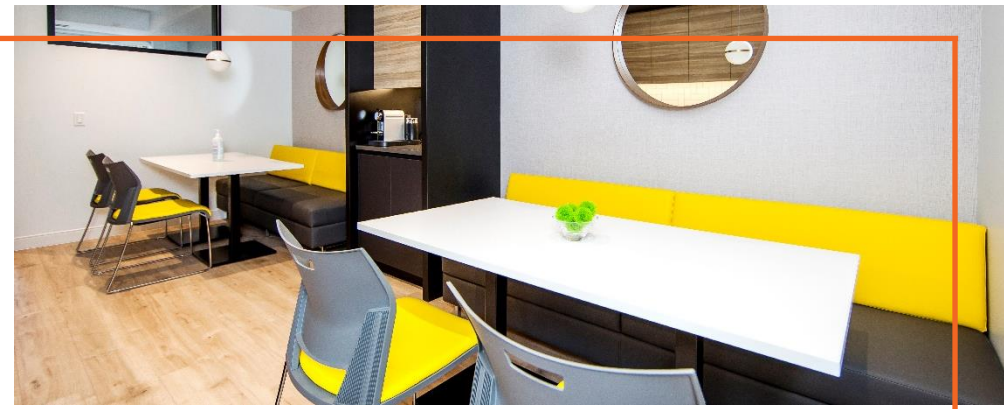
GROSS RENTAL RATE \$3,000.00 per month plus HST

ADDITIONAL RENT AND UTILITIES Included in Gross Rent (Phone and Internet extra)

PARKING On-site

AVAILABILITY Immediate

TERM Five (5) years



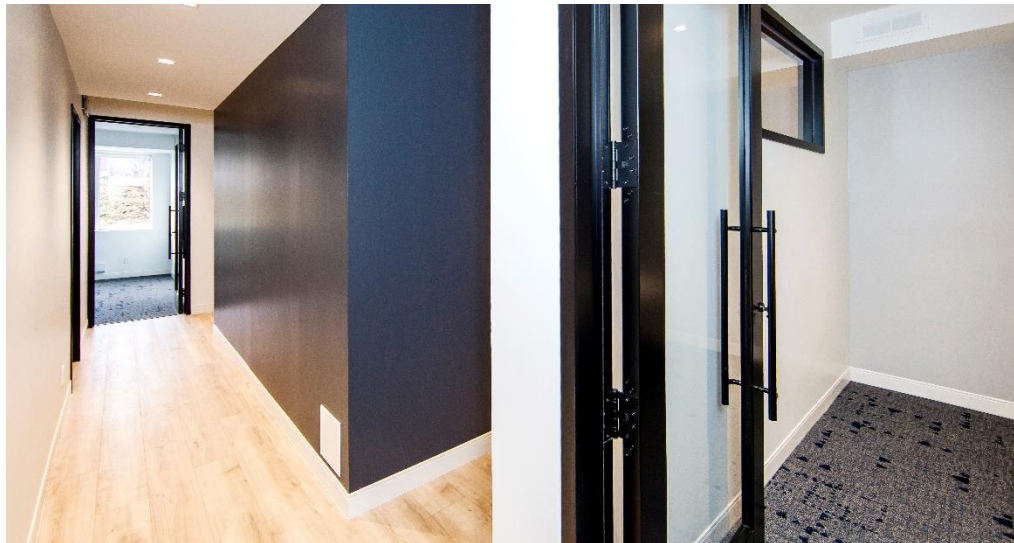
PROPERTY DETAILS

Prime office location for lease close to the Queensway at Pinecrest Road in Ottawa, Ontario known as 'The Chambers'. The Chambers is a professional, beautifully maintained brick building constructed in 2006. The building is fixtured with beautiful accent lighting and new carpets.

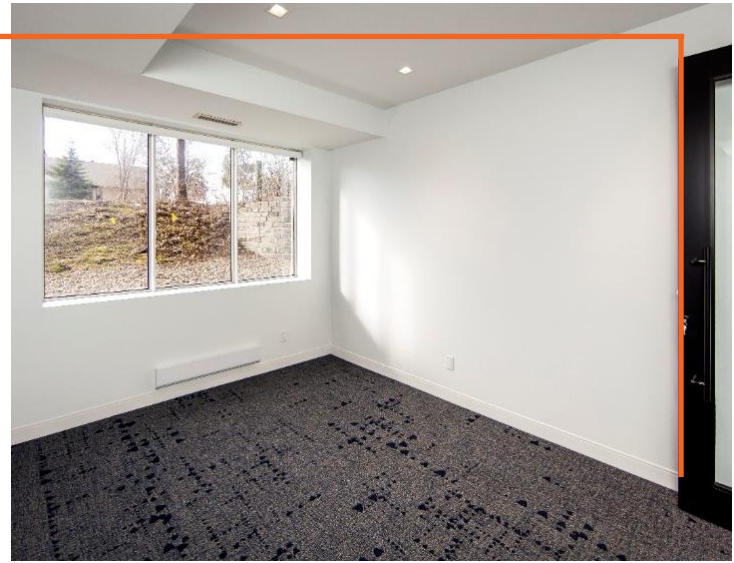
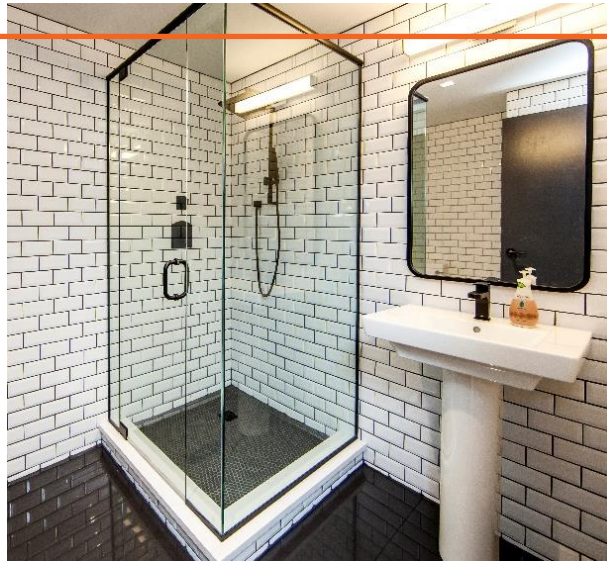
Lower-level office space of approximately 1,200 sq. ft. Elegantly decorated with three (3) private offices, kitchenette and dining area, a full 3-piece washroom, storage room, and open area. Possibility to have access to Boardroom facilities on the main level. Parking is located directly in front of unit with a private secure entryway.

DEMOGRAPHICS

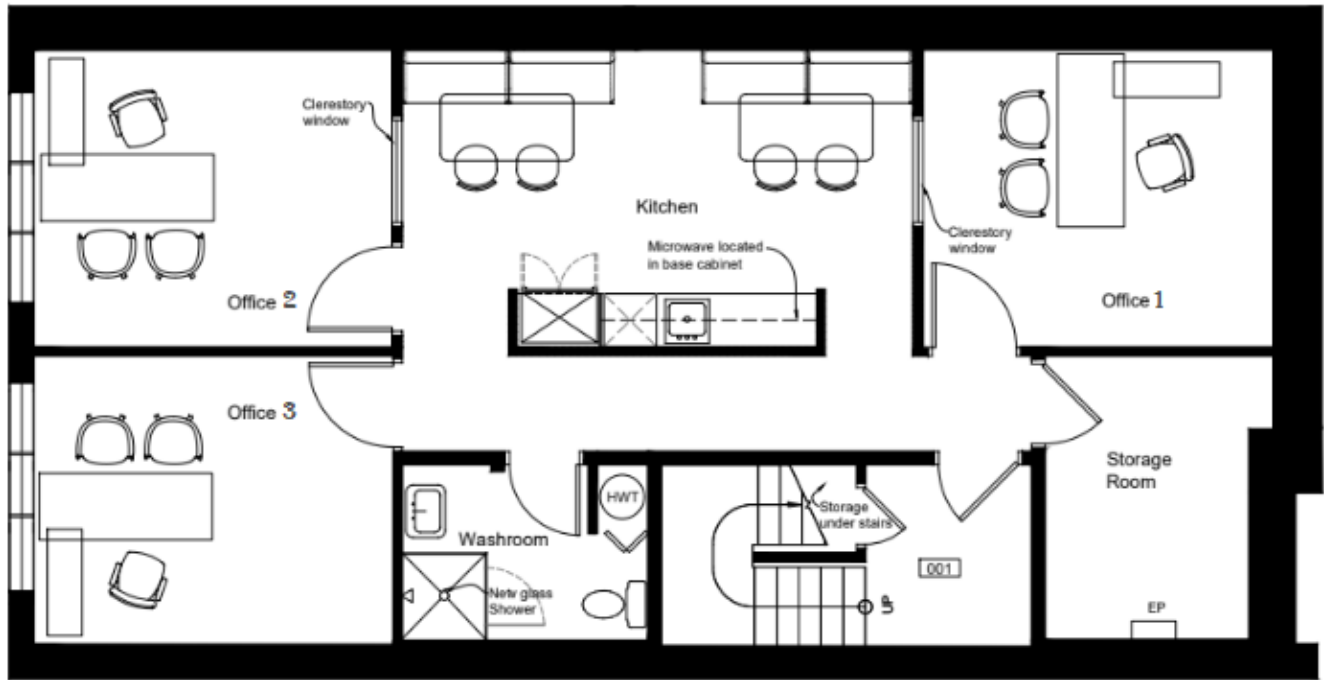
Radius	2 KM	5 KM	10 KM
Population (2023)	45,986	147,417	477,361
Population (2028)	50,820	164,209	533,527
Population (2033)	55,318	179,559	583,380
Projected Annual Growth 2023-2033	2.0%	2.2%	2.2%
Median Age	38.3	41.1	39.8
Average Household Income	\$89,382	\$108,209	\$113,996



SUITE PHOTOS



FLOOR PLAN



1 Lower Level
Scale: 1/4" = 1'-0"

AERIAL MAP



Subject Property

PINECREST

QUEENSWAY

Chapters



CDNGLOBAL

PHILIP ZUNDER
President / Broker of Record

BEN ZUNDER
Sales Representative

613.725.7170
pzunder@cdnglobal.com

613.913.8858
bzunder@cdnglobal.com

CDNGLOBAL.COM
CDN Global (Ottawa) Ltd.
1419 Carling Avenue, #103
Ottawa, ON K1Z 7L6

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