



# John L. Zagerman Real Estate Services Ltd, Brokerage

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## **OFFICE SPACE FOR LEASE**

### **235 MONTREAL RD., OTTAWA**

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- at Olmstead St., across from the LCBO in the Vanier area
- free on-site parking behind the building; 2 hour free street parking on Olmstead St.
- signage available
- central air-conditioning
- existing leasehold improvement, shared kitchenette and common washrooms
- second floor units/combined units available:
  - approx. 698 sf @ \$1,450/month, 1 free parking space
  - approx. 504 sf @ \$1,225/month, 1 free parking space
  - approx. 1,202 sf @ \$2,400/month, 2 free parking spaces (combined units)
  - approx. 179 sf @ \$900/month, 1 paid parking space @ \$150/month plus HST
  - approx. 159 sf @ \$825/month, no parking included
  - approx. 198 sf @ \$950/month, 1 paid parking space @ \$150/month plus HST
  - approx. 1,545 sf @ 2,975/month; 2 free parking spaces and 2 paid parking spaces @ \$150/month plus HST per space (combined units)
- monthly rental rates are all inclusive plus HST

**FOR FURTHER INFORMATION  
PLEASE CONTACT:  
JOHN L. ZAGERMAN, BROKER OF RECORD  
613-723-4545**

The information contained herein is considered reliable, but is not guaranteed. Offering is subject to change, prior sale/lease or withdrawal without notice by owner.

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