

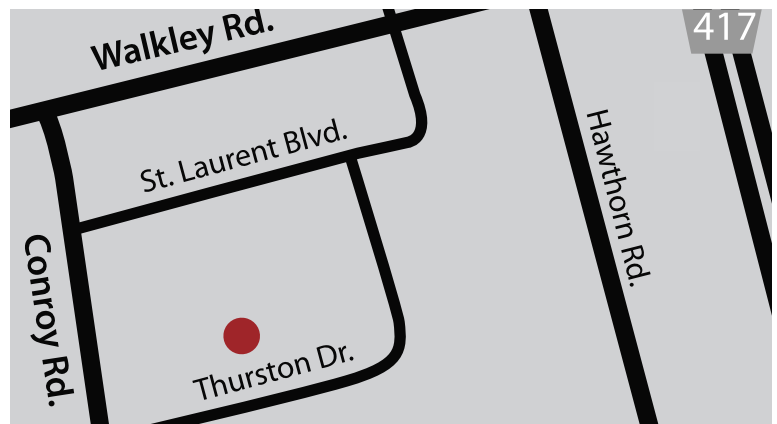


## PROPERTY DESCRIPTION

Situated in a campus style setting, this building pays attention to all the details. A high ceiling lobby with a winding staircase will make an impression on anyone who enters. This building has 24 hour security.

## OFFICE 11,057 SF available

- Rental Rate: \$11 PSF
- Suite 100 3,358 SF
- Suite 105 1,900 SF
- Suite 106 6,065 SF
- Total of 11,057 SF of contiguous space
- Operating Costs: \$12.20 PSF (2019)
- Private access to ground floor unit
- Available Immediately
- Parking 3 per 1,000 SF



## LOCATION

2171 Thurston Drive is located within the Ottawa Business Park on the north side of Thurston Drive, just east of Conroy Road. The Park is surrounded by a plethora of amenities and has easy access to Highway 417. It is one street south of a major public transportation route.

