



The second floor office space features wall to wall carpet flooring, painted drywall or vinyl board walls and an acoustic ceiling tile. The office area is comprised of a number of small perimeter offices, with some storage rooms, luncheon room area and a central reception or open work area.

## OFFICE Unit 200 – 2,738 SF

- Rental Rate: \$6 PSF
- Operating Costs: \$5.95 PSF (est. 2020)
- Built out office space – Move in ready
- Building Signage available
- Ample parking on site
- Available Immediately



## LOCATION

2495 Lancaster Road is located on the north side of Lancaster Road, in the Lancaster-Sheffield Industrial Park which forms part of the broader Ottawa East Industrial Area. The Sheffield Industrial Park is bound by Innes Road to the north, Highway #417 to the east, Walkley Road to the south and Russell Road and St. Laurent Boulevard to the west. The Park is centrally located and benefits from ready accessibility. It is some seven kilometres east of Ottawa's downtown core and is located just to the south and east of Highway #417.

