

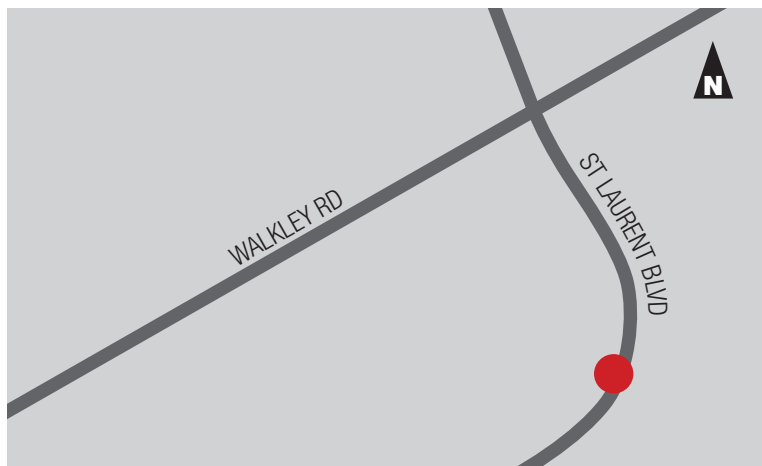


### PROPERTY DESCRIPTION

Situated in a campus-style setting, 2280 St. Laurent provides ample surface parking. The entrance of the building is met with high ceilings and a large winding staircase in the main lobby.

### OFFICE - 2280 St. Laurent Unit 102 – 1,451 SF

- Rental Rate: \$13 PSF
- Operating Costs: \$12.85 PSF (est 2023)
- Space is currently built out with reception area, kitchenette, 6 offices and open work space
- Dedicated ground floor entrance to suite
- Ample parking on site
- Available May 1st, 2023

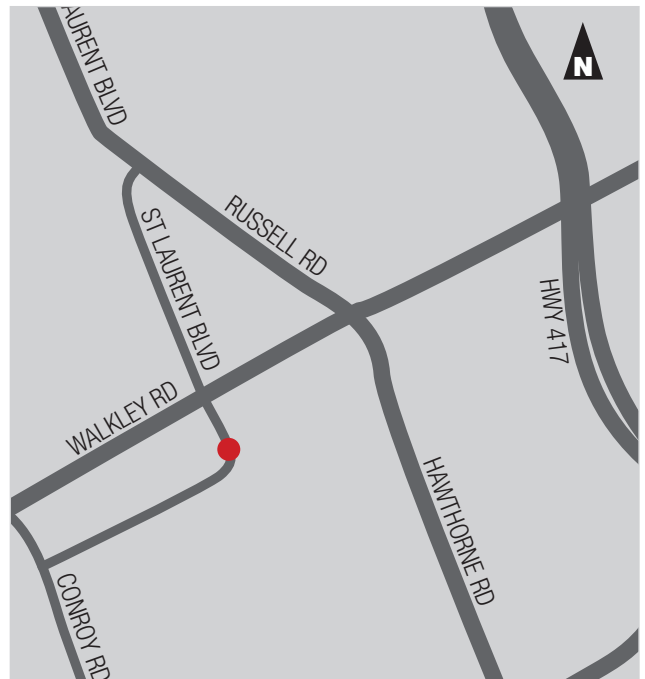
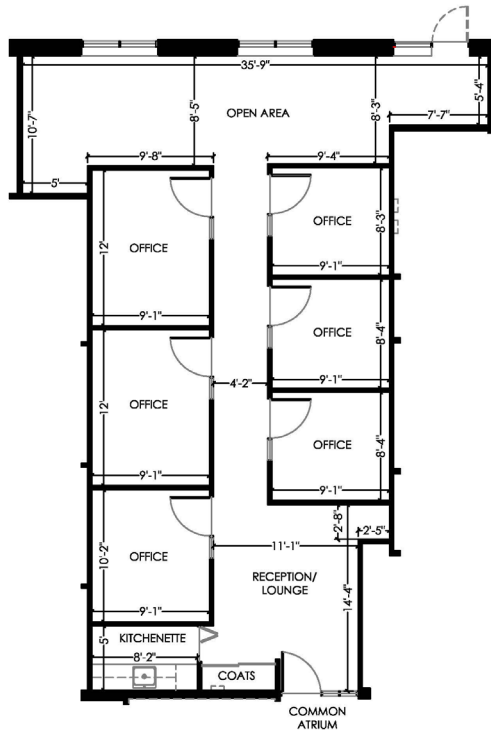


### **LOCATION**

2280 St. Laurent Boulevard is located within the Ottawa Business Park on the west side of St. Laurent Boulevard, just south of Walkley Road. The Park is surrounded by a plethora of amenities and has easy access to Highway 417. It is directly on a major public transportation route.

**RICHCRAFT**

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