

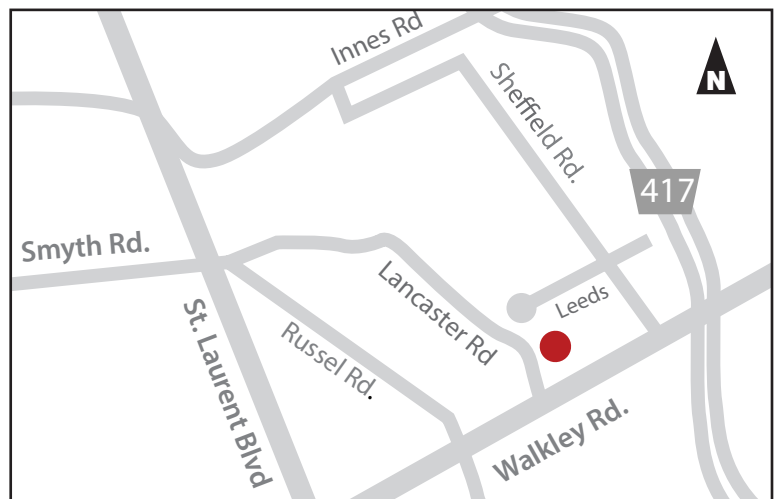


## PROPERTY DESCRIPTION

2713 Lancaster is a multi-tenant two storey office building in close proximity to the Highway #417 access via Walkley Road.

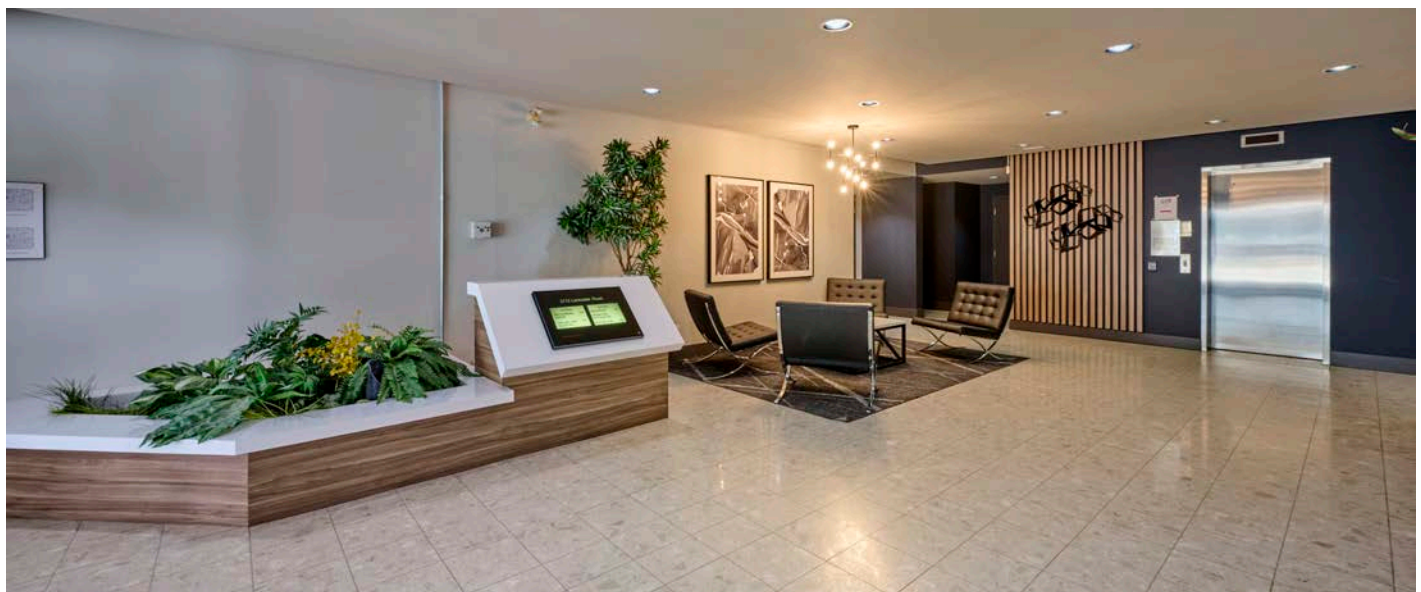
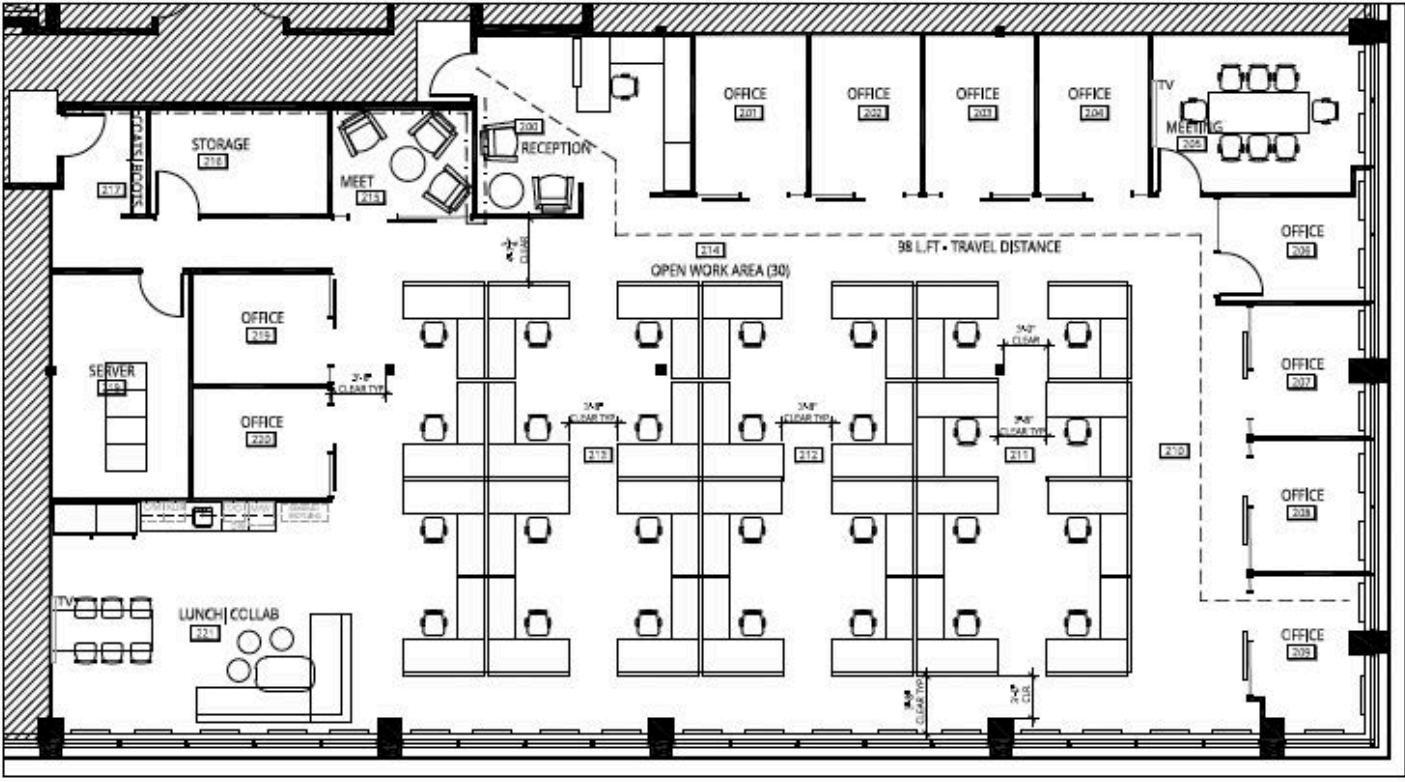
### Office Suite 201

- 5,648 SF
- Base Rent: \$13.50 per SF
- Additional rent: \$12.60 per SF (estimate 2023)
- Recently built out turn-key suite
- Mix of office and open workspace, kitchenette with lunchroom, reception and boardroom
- Fully furnished office space
- Furniture list can be provided upon request
- Close proximity to numerous amenities
- 2.75 per 1,000 SF surface parking
- Available immediately



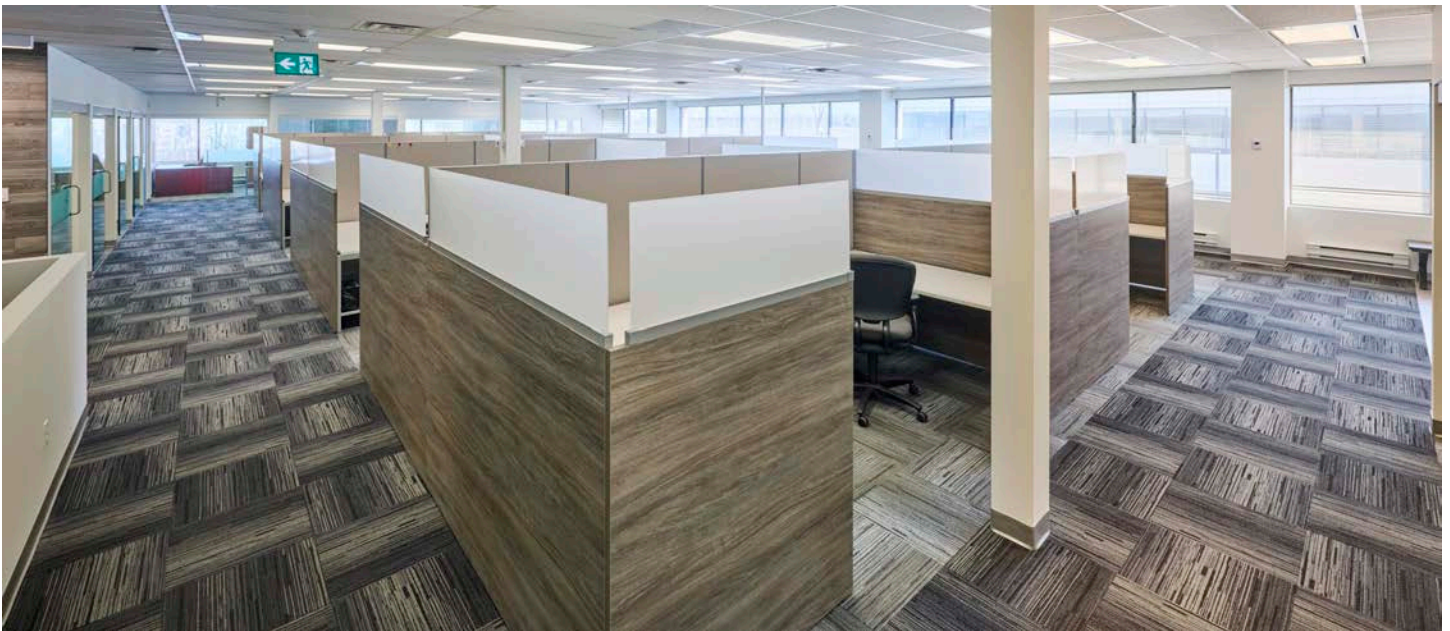
## LOCATION

2713 Lancaster Road is located on the east side of Lancaster Road, in the Lancaster-Sheffield Business Park which forms part of the broader Ottawa East Business Area. The park is centrally located and benefits from ready accessibility. It is approximately seven kilometres east of Ottawa's downtown core and is located just to the south east of Highway #417



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