



**MACDONALD
MOUSSA**
TEAM

FOR LEASE
RETAIL

2430 DON REID DRIVE

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Description

Two turnkey, second-floor office suites available in a well maintained office building with a recently renovated foyer. Suite 201 includes 4 enclosed private offices, a large boardroom with hardwood floors, full kitchen area and a huge open/flex area. Suite 205 is comprised of 2 private offices with hardwood floors, a reception area/foyer and an open flex space.

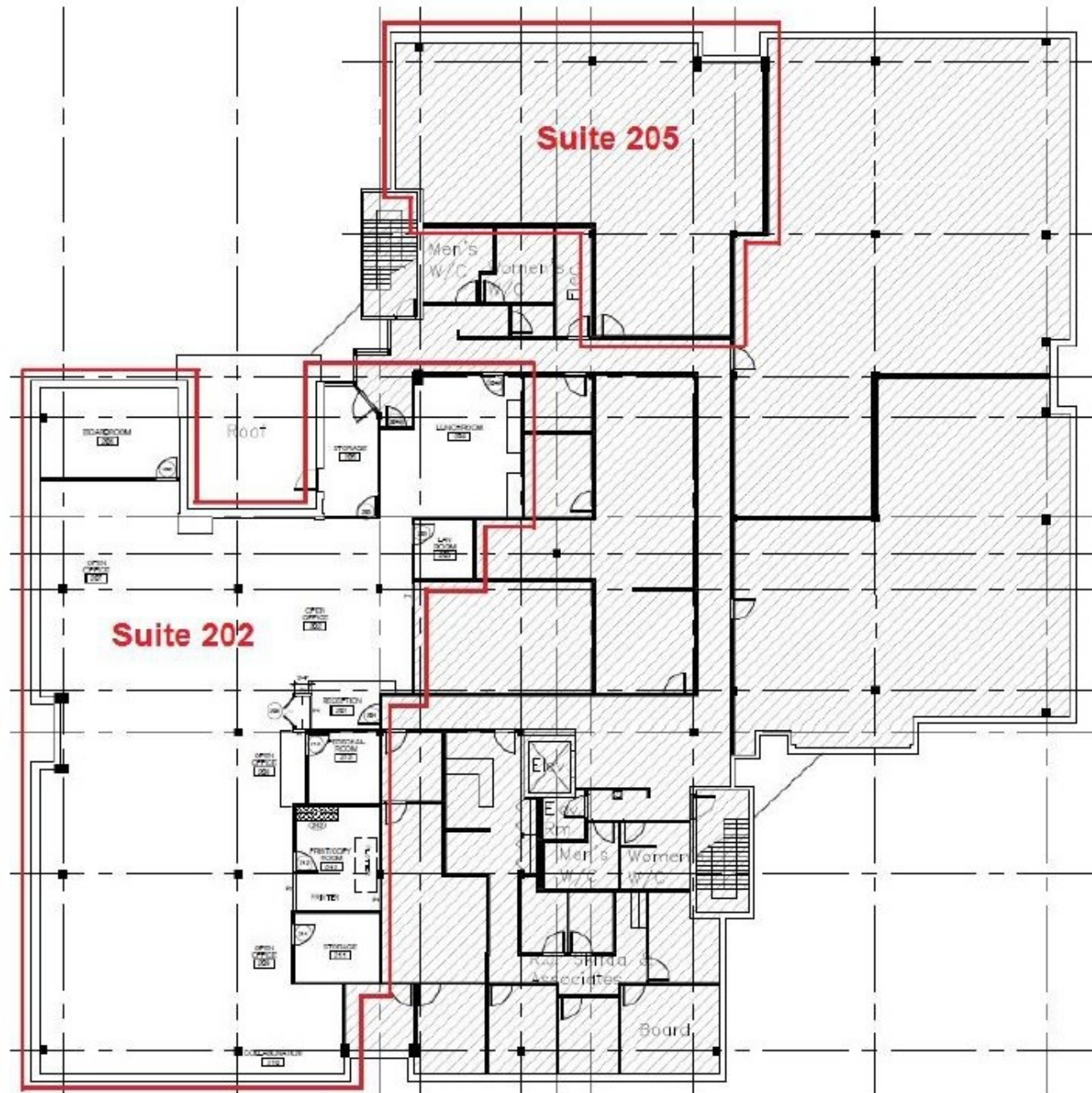
Highlights

- * Suite 201: 4,581 sqft
- * Suite 205: 1,815 sqft
- * Rent: \$13.00/sqft
- * Additional Rent: \$13.05/sqft
- * Lease Term: 5+ years
- * Shared bathroom facilities plus shower room for tenants
- * Elevator to second floor ensuring accessibility
- * On-site café for breakfast and lunch and catering
- * Ample free parking for tenants and visitors
- * Available Immediately

Asking Price:
\$13.00/sqft



Floor Plan

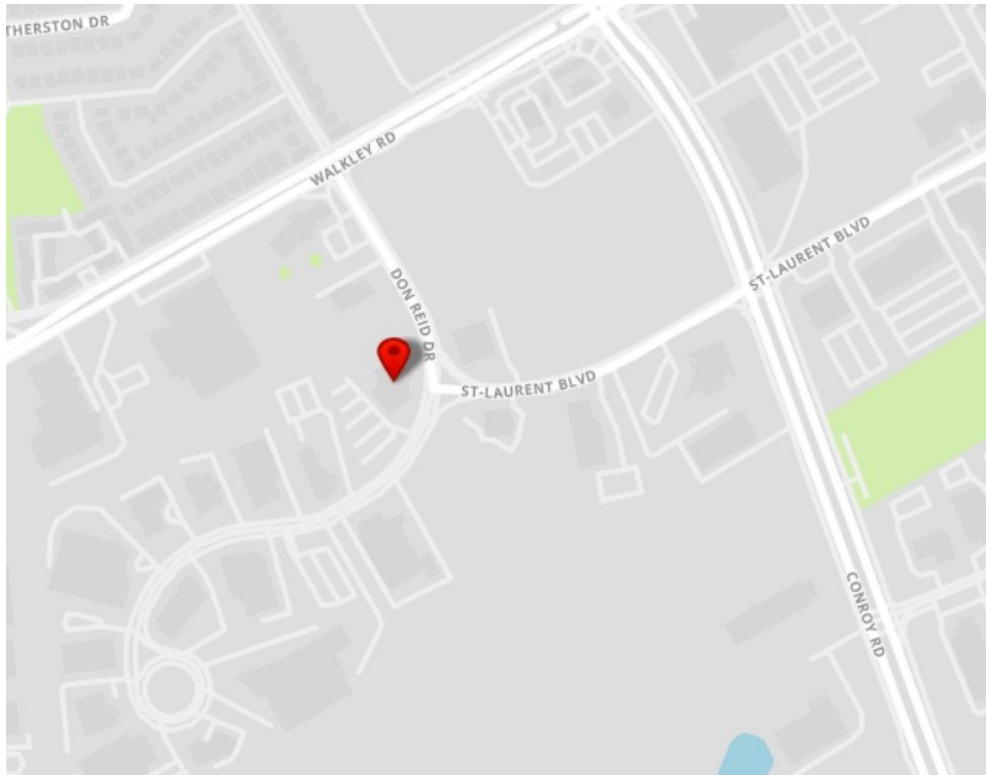
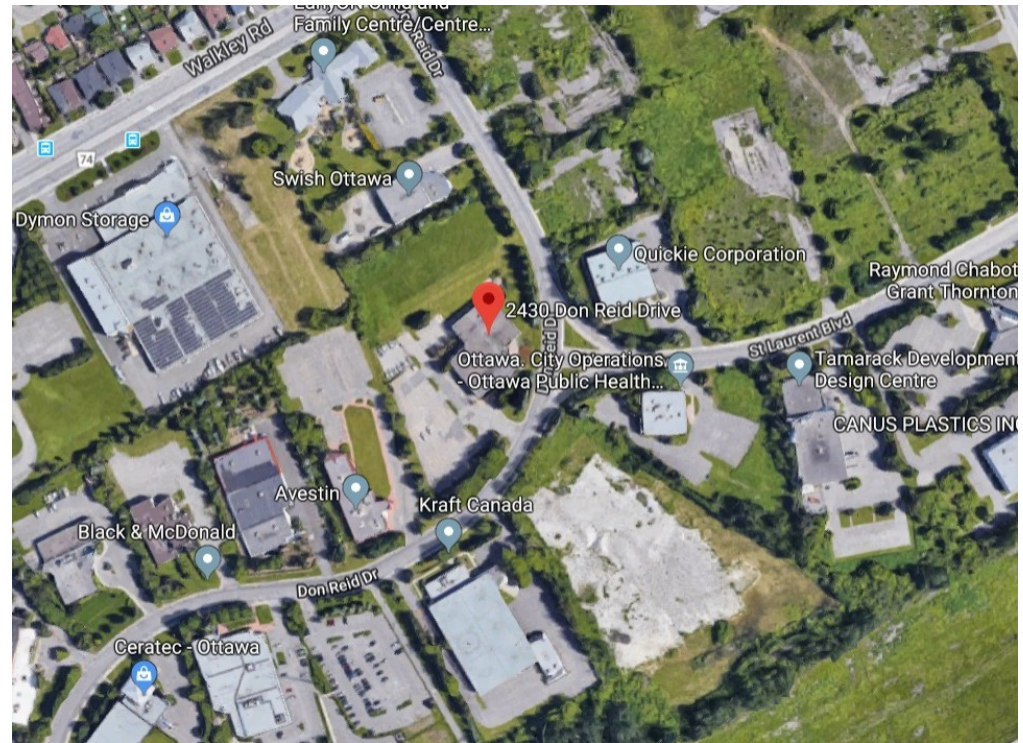




Location

2430 Don Reid Drive is located in the Ottawa Business Park where St. Laurent Blvd meets Don Reid Drive just west of the intersection between Walkley Road and Conroy Road, which has an AADT count of 40,895. Access to the rest of the City is provided easily via Walkley Road and Hunt Club Road, both with ramps for Highway 417.

Join the Ontario Ministry of the Environment, Kraft Canada, Quickie Corporation, Raymond Chabot Grant Thornton, and more in this thriving business location.



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