CLASS "A"

OFFICE SPACE

FOR LEASE

4200 Labelle St.
Floor 3 and 4
Ottawa, ON

INSIDE EDGE PROPERTIES BROKERAGE

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Building Highlights

4200 Labelle Street is located in the Queensway Corporate Campus in East Ottawa with frontage on Highway 417 and offers:

- Building and pylon signage facing highway 417 and LRT confederation line with exposure to approximately 107,000 vehicles a day
- 250 meter walk to the new Cyrville LRT Station
- Ample parking on-site
- Newly renovated front entrance
- Flexible floorplate offering various configurations
- Large windows offering plenty of natural light
- Close proximity to St Laurent Shopping Centre offering: a gym, multiple restaurants, shops, and services.
- Nearby hotel, cafeteria, event space and conference rooms
- Building signage rights available

Premises:	40,000 sq. ft.
Minimum Divisible:	4,000 sq. ft.
Basic Rent:	Negotiable
Additional Rent:	$21.00 psf (2019 est.)
Included :	Utilities and Janitorial
Available:	Spring 2019
Parking:	3 / 1000 square feet

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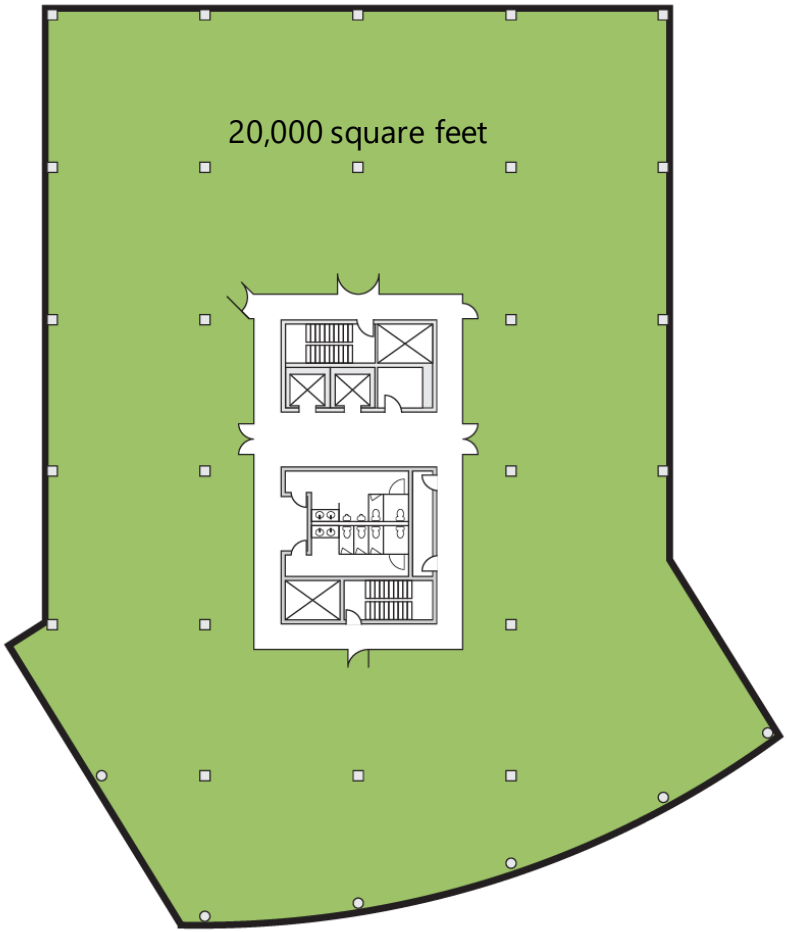
Floor Plan



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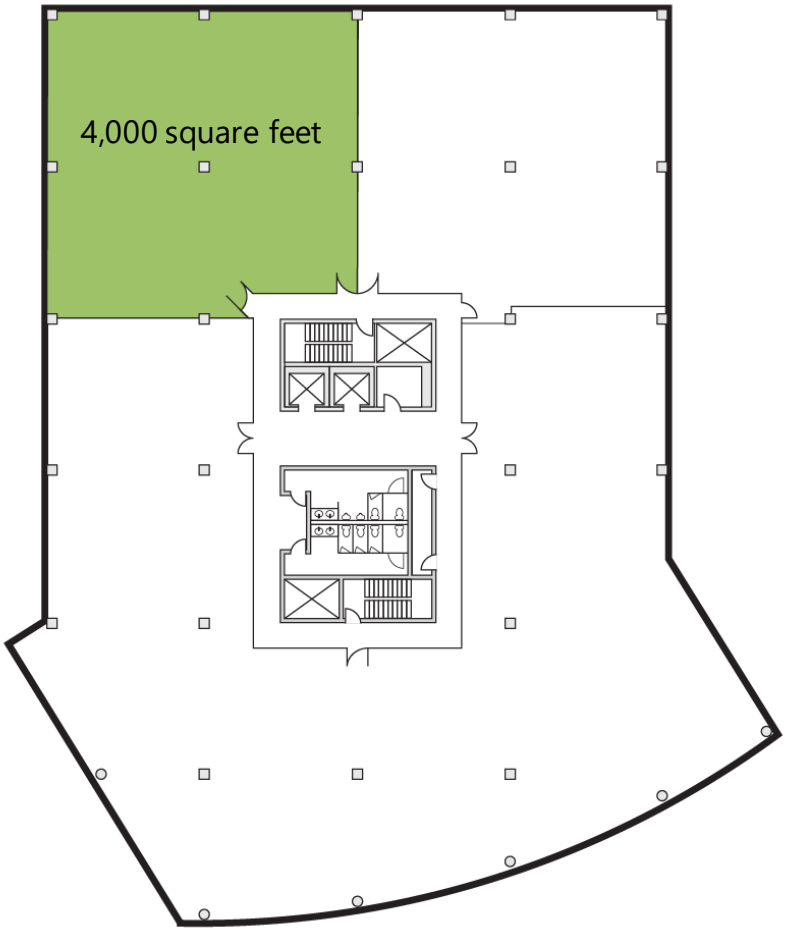
Floor Plan – 4,000 Square Foot Division



INSIDE EDGE
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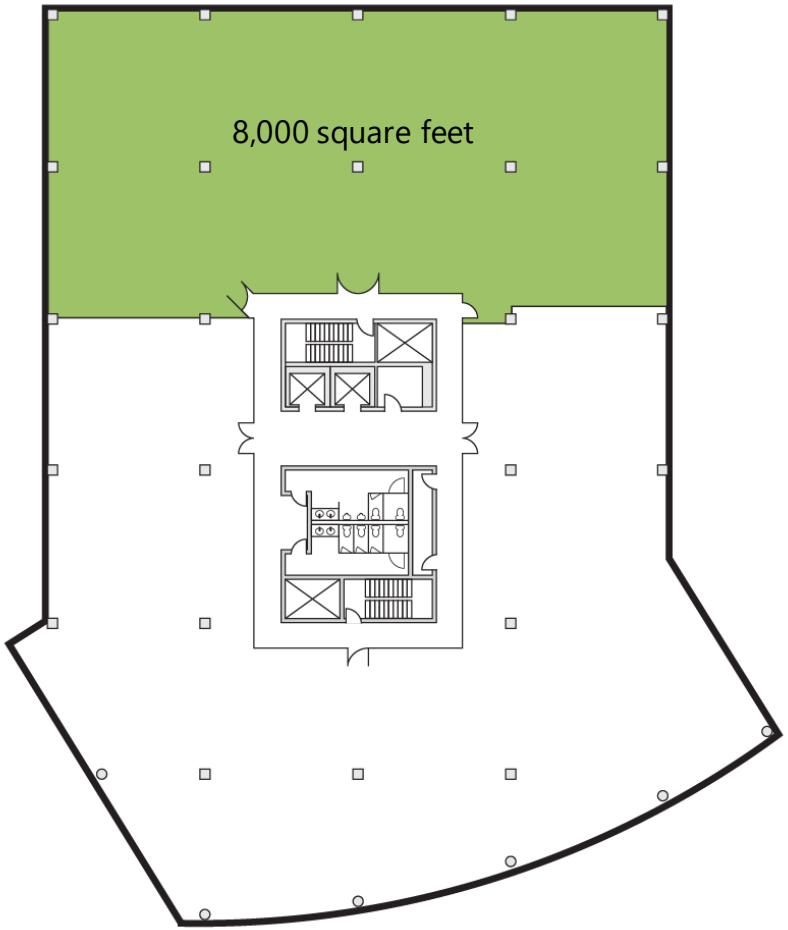
Floor Plan – 8,000 Square Foot Division



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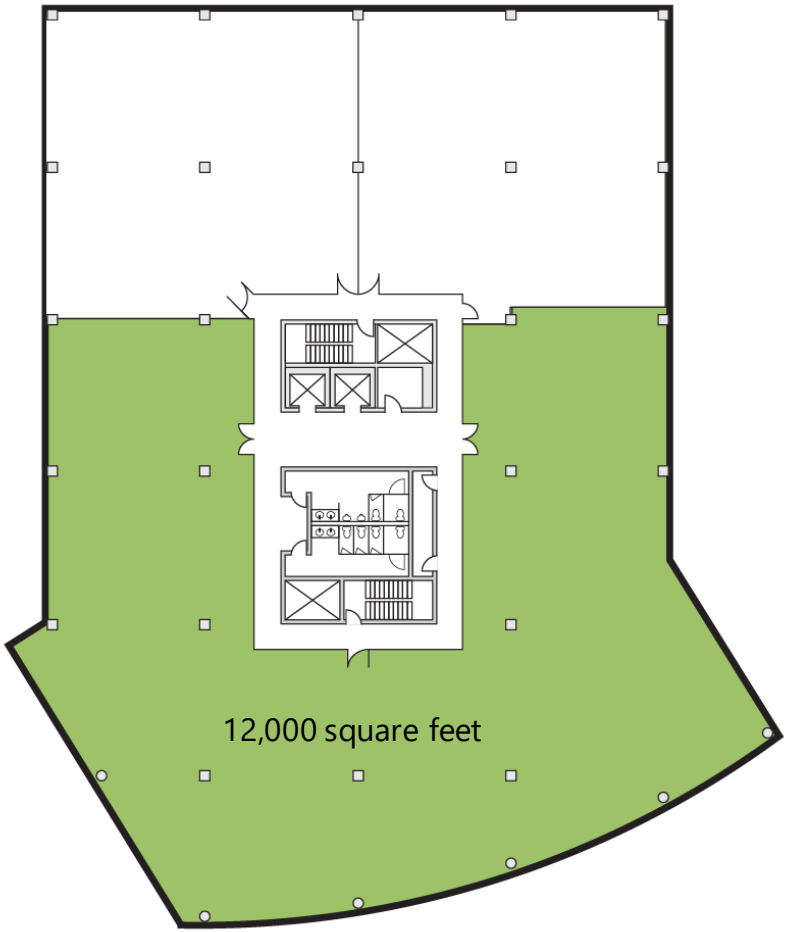
Floor Plan – 12,000 Square Foot Division



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Gallery

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