

FOR SUBLEASE

CDNGLOBAL[®]

250 TREMBLAY ROAD | SUITE 600
OTTAWA, ON



LEASE DETAILS

TOTAL SQ. FT. AVAILABLE Approximately 10,519 sq.ft.
Suite 600

ASKING RENT (PER SQ. FT.) \$14.00 until Jul 31, 2024
\$16.00 Aug 1, 2024 to Jul 31, 2028

OPERATING COSTS & REALTY TAXES \$12.64 per sq.ft. for 2024
(estimated)

TOTAL BUILDING SIZE Approx. 174,350 sq.ft.

PARKING Approx. \$80/spot per month

AVAILABILITY Immediate

SUBLEASE TERM Expires July 31, 2028

ZONING TD3 [1981]



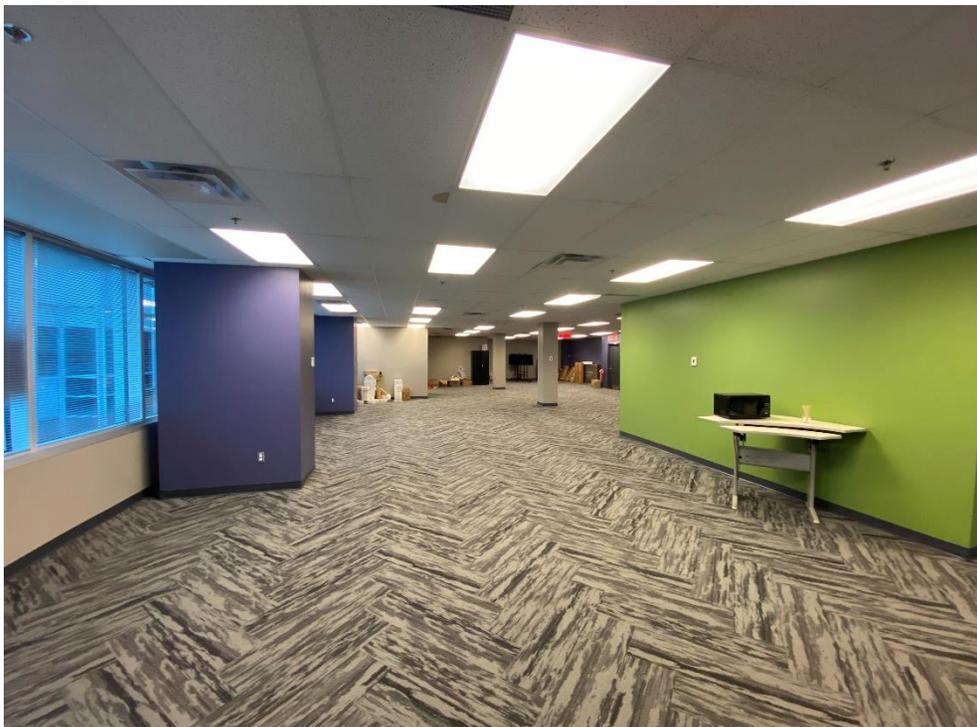
PROPERTY DETAILS

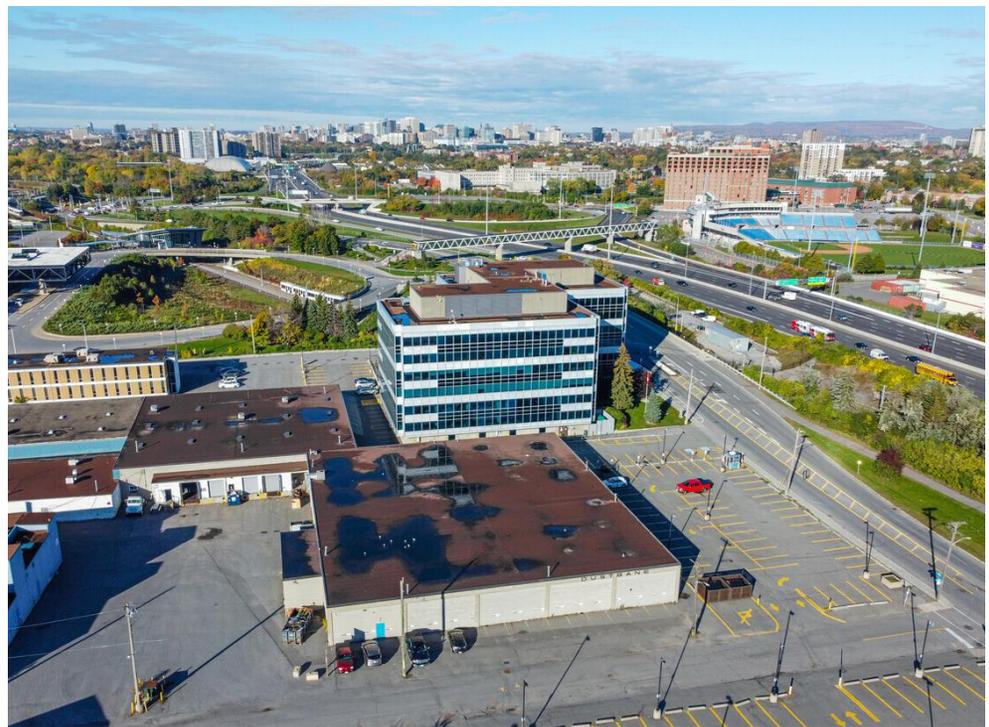
Prime office space located on the top floor of a six-storey office building in the central east part of Ottawa. Minutes from the Queensway and a four-minute walk to the Tremblay LRT Station. Office space includes plenty of natural light. Parking costs are extra and estimated at \$80.00 per spot per month plus HST. Parking ratio is 0.32 per 1,000 sq.ft., however additional spots can be discussed. Close proximity to the Ottawa Train Yards Shopping Mall.



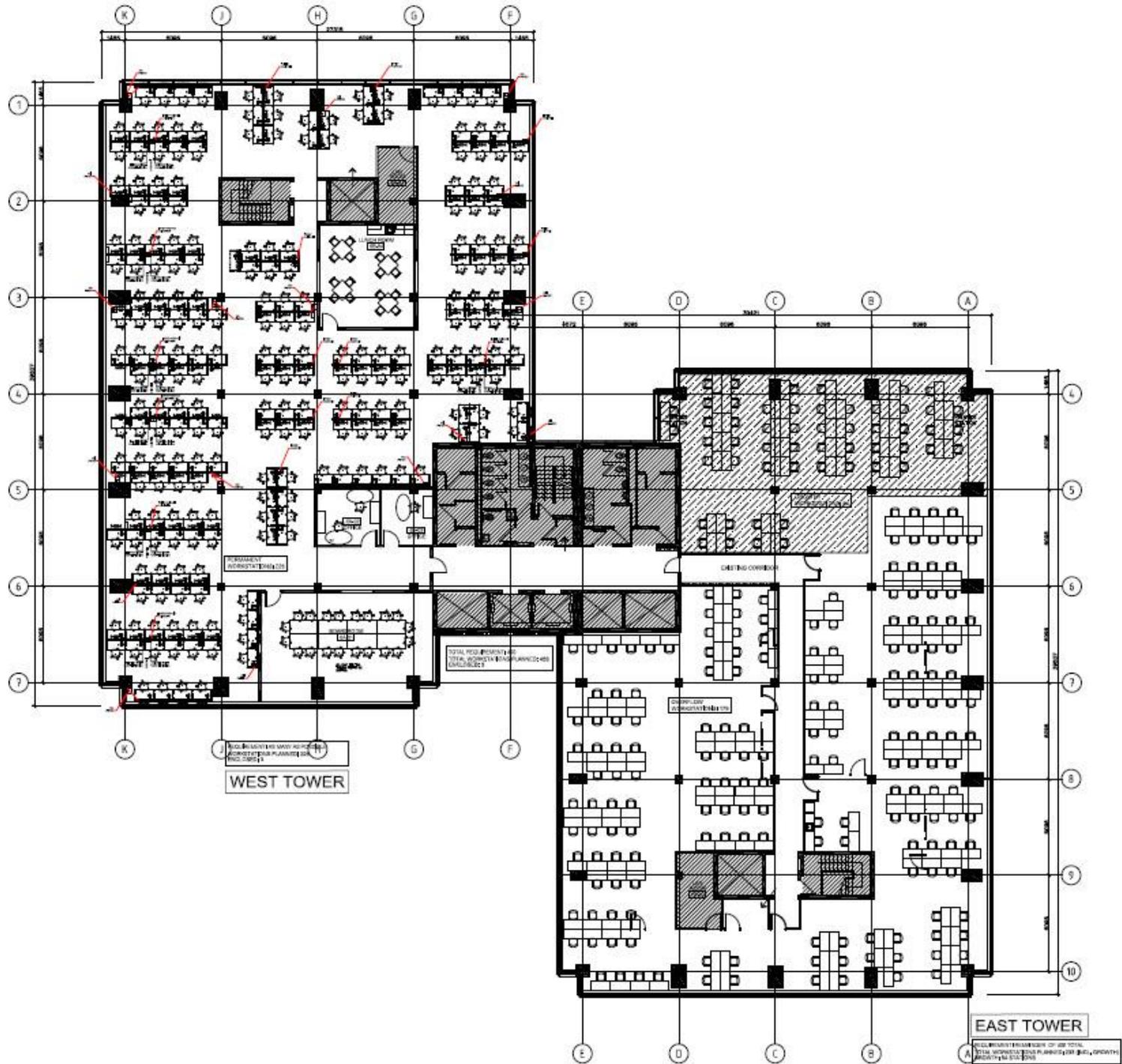
DEMOGRAPHICS

Radius	2 KM	5 KM	10 KM
Population (2023)	37,606	244,077	587,035
Population (2028)	41,730	270,180	645,982
Population (2033)	45,477	293,883	698,571
Projected Annual Growth 2023-2033	2.1%	2.0%	1.9%
Median Age	37.1	38.8	40
Average Household Income	\$73,853	\$95,503	\$98,614

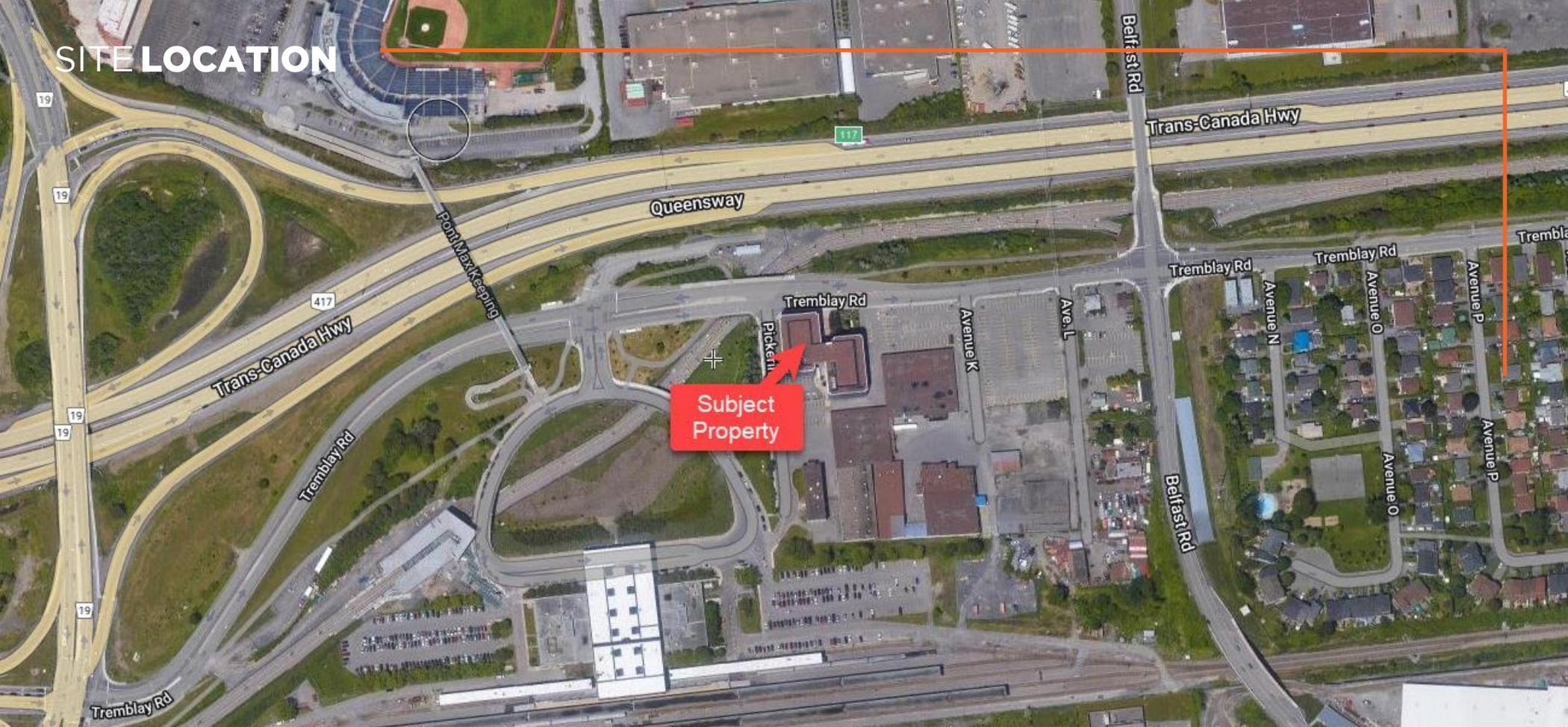




FLOOR PLAN



SITE LOCATION



PHILIP ZUNDER

President
Broker of Record

613.725.7170

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BEN ZUNDER

Vice President
Sales Representative

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The particulars are submitted to the best of our knowledge and are subject to change without notice. CDNGLOBAL does not assume responsibility for any errors or omissions.

