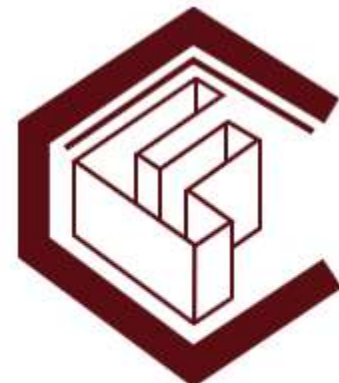


1 Raymond Street FOR LEASE



**FACILITIES
COMMERCIAL**
REALTY INC. BROKERAGE

SALES | LEASING | PROPERTY MANAGEMENT


**FOR
LEASE**
613-723-8944



LOCATION

1 Raymond is centrally located near the corner of Bronson Street and Catherine Street with great highway exposure and direct westbound highway access. Walking distance from local restaurants and direct access by Bronson to the Ottawa International Airport. OC Transpo has a stop right in front of the building.





THE PROPERTY

1 Raymond is a 3 storey building with underground parking, surface parking for visitors and a complete separate parking lot across the street for the tenants.

The building has a good vibe with tech tenants, engineering firms and professional service firms. For the active tenants there are multiple bike racks and a common area shower facility. New HVAC system and controls for the building have been recently installed.





THE SUITE

2nd Floor- 2,336 Square Feet. A great space with perimeter offices and open concept centre area. All offices have large windows. Ready to go kitchen with enough room to eat in or make a boardroom with Kitchenette!

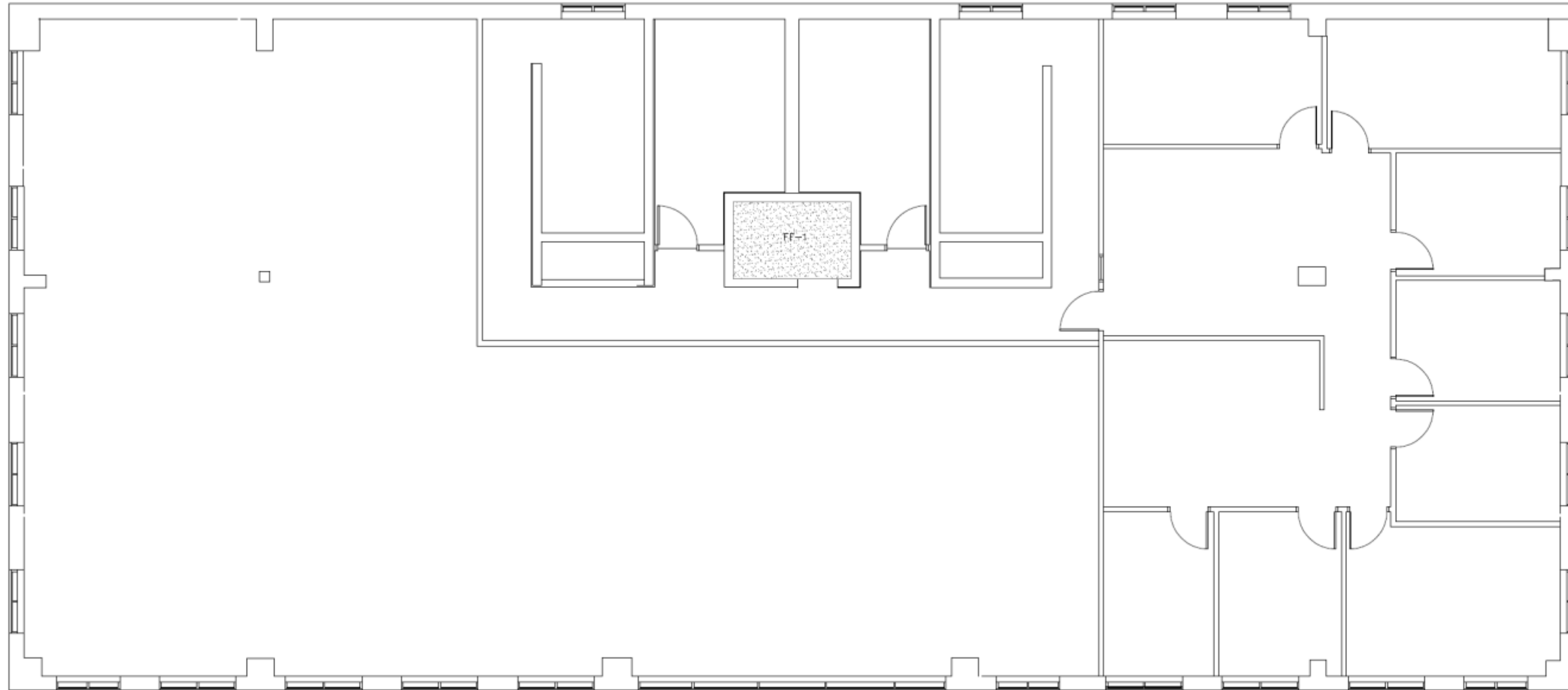
Underground parking spaces are available plus non-designated tenant parking in the lot across the street and designated building visitor parking. Above ground and underground bike racks too.

Net Rental - \$16.50/square foot

Operating Costs - \$15.56/square foot
*Includes CAM, Realty Taxes, Building Insurance
and all utilities.*



Floor Plan- 2nd Floor





FOR MORE INFORMATION:

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