

# 2625 Queensview Drive

Ottawa, ON

FOR LEASE

Charles Walwyn  
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## Highlights

A well maintained two storey Office Building in a suburban location within the desirable west Ottawa region. The site offers easy access to Highway 417 and is adjacent to future a LRT station.

- The Building is anchored by an insurance office and health-related tenant.
- The site offers ample parking.



## Demographics | 10km Radius



**Population**

513,542



**Number of Households**

218,108



**Median Age**

50



**Household Income**

\$128,096



**People Per Household**

2.35

\*Data from 2023 Environics Analytics.

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## First Floor

100. Queensway Carleton Hospital (11,419 SF)

101. VHA Home Healthcare (3,085 SF)

**105. Available (7,781 SF)**

## Second Floor

200. SCM Adjusters (12,200 SF)

**201. Available (5,037 SF)**

**203. Available (6,348 SF)**