



**Commercial and Residential Real Estate**  
**“Trusted Advisor, Skilled Negotiator, and Expert Facilitator”®**

**Now Available:**  
**The New Exploriem.org Enterprise Centre/Incubator!**  
**Lincoln Fields Shopping Centre**  
**2525 Carling Avenue, Ottawa ON K2B 7Z2**

**the exploriem.org Enterprise Centre Presents...**

**Open for business in less than an hour!**

**Launch your new enterprise with us: free access\*\*, unconventional mentoring and early stage funding\*\*.**

(\*\* Candidates must apply for and be accepted to this program)

Lincoln Fields Shopping Centre, Second Level  
In the heart of Ottawa's West End. Transitway access, plenty of on-site, free parking.

**Space For Lease!**

For more information: Dr. Bruce M. Firestone, Broker, or Mr. Matthew Firestone, Salesperson, Partners Advantage GMAC Real Estate, 613.836.3378 w or 613.794.5560 c or bfirestone@partnersadvantage.ca.

**Be a part of Ottawa's newest and most exciting mini office complex!**  
**Rates start as low as \$575\* per month for a 12x10 office.**  
**Includes phone, internet, faxing, parking, furnishing, reception, meeting rooms and much more!!!**

(\* Plus Facilities Charge)

*Office space, workstations, meeting rooms, mailboxes, early stage funding, mentoring and much more. From \$575 monthly plus facilities charge. Free parking!*

*Contact Bruce Firestone, Broker\*, Partners Advantage GMAC Real Estate: 613.836.3378 x 250 or [bfirestone@partnersadvantage.ca](mailto:bfirestone@partnersadvantage.ca).*

**Description:** Excellent location near the heart of Ottawa’s West End. This is a great opportunity to lease flexible office or retail space in a busy Mall; existing tenants include Moore’s, Wal-Mart, Metro, Buster’s, Service Canada, Pharma Plus, Partners Advantage GMAC Real Estate, Brokerage, Subway, Dundee Private Investors and more. The Mall is near a large residential community plus thousands of employees in the West End of Ottawa: there are 700,000 people within 20 minutes. Transitway access, plenty of on-site, *free* parking.

**Spaces available:** 10’ x 10’, 10’ x 12’ approx. and up.

**Occupancy:** August 1, 2009.

**Building Type:** COMMERCIAL.

**Location:** 2<sup>nd</sup> Floor (Unit 23).

<b>Services Provided:</b>	Furniture, Internet, reception services, mail handling, utilities, faxing, phones, meeting room. (Extra costs: per copy charge for photocopying (B+W or colour) and long distance charges.)
<b>Lease Rate:</b>	From \$575 monthly + GST.
<b>Lease Term:</b>	Monthly.
<b>Facilities Charge:</b>	\$115 monthly + GST (covers furniture, Internet, reception services, mail handling, utilities, faxing, phones.)
<b>Operating Costs:</b>	Included above.
<b>Parking:</b>	Included above.
<b>Utilities:</b>	Included above.
<b>Property Taxes:</b>	Included above.

**Note: The information provided herein is from sources deemed to be reliable but no warranty or representation is made as to its accuracy. Such information may be subject to errors, change of price and/or other conditions prior to sale/lease or withdrawal without notice. Buyers/Lessees are advised to verify all the information contained herein independently. E&OE.**

\* Note: Broker is also Executive Director of Canadian-registered, not-for-profit Explorim.org.