

# 2625 Queensview Drive

Ottawa, ON



## 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. Access Healthcare Services Inc. (7,781 SF)

### Second Floor

- 200. SCM Adjusters (12,200 SF)
- 201. Available (5,037 SF)**
- 203. PIP Animation Services (6,348 sf)