



Because EXPerience Matters

MINI OFFICES FOR RENT

New Exploriem.org Enterprise Centre

Lincoln Fields Shopping Centre

2525 Carling Avenue, Suite 23, Ottawa ON K2B 7Z2

For Companies and Organizations:

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, <i>free</i> parking.
Spaces available:	10' x 10', 10' x 12' approx. and up.
Occupancy:	Immediate
Building Type:	COMMERCIAL PLAZA.
Location:	Suite 23. Main Level facing Carling Avenue.
Services Provided:	Internet (land line and wireless), reception services, mail handling, faxing, scanning, meeting rooms and more. (Extra charges: per copy charge for photocopying and printing (B+W or colour). Clients are responsible for their own phones.)
Lease Rate:	Starting at \$575 monthly + GST.
Lease Term:	Monthly.
Facilities Charge:	\$115 monthly + GST (covers furniture, Internet, reception services, mail handling, access to fax/photocopier/scanner/printer, office cleaning, Directory Signage rental, access to meeting rooms, utilities, property taxes, operating costs.)
Workstations:	Also now available—workstations on a hotel basis (i.e., non-assigned) for just \$225 + GST/HST per month all inclusive. Includes workstation, Internet, reception services, mail handling, access to fax/photocopier/scanner/printer, office cleaning, access to meeting rooms, utilities, property taxes, operating costs. (Extra charges: per copy charge for photocopying and printing (B+W or colour). Clients are responsible for their own phones.)
Parking:	Free.

For Student Entrepreneurs:

This is your opportunity to obtain flexible office space in a busy mall. Transitway access plus plenty of on-site, free parking. Exploriem.org provides early stage funding, mentoring and access to the Incubator's facility, *free* to successful applicants for 12 months. Apply now: <http://exploriem.org/AuditionRequirementsExploriem.org.pdf>.

We provide:

Exploriem.org

**Canadian Registered Not-For-Profit Corporation
Professional Entrepreneurs and Intrapreneurs Organization**

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LINCOLN FIELDS SHOPPING CENTRE

2525 Carling Avenue, Suite 23, Ottawa, Ontario, Canada K2B 7Z2

TEL.: 613.422.6757 FAX: 613.422.2877

WWW.EXPLORIEM.ORG



Because EXPerience Matters

- early stage funding,
- mentoring,
- offices,
- workstations,
- meeting rooms,
- mail handling,
- reception services,
- Internet—land line and wireless,
- furniture,
- fax, photocopying and scanning,
- free parking,
- access to transitway,
- food court,
- on-site services—shops and support services,
- and much more.

~ Free parking! ~ Free access for successful applicants! ~

Contact:

Dr. Bruce M. Firestone, Executive Director, Exploriem.org, tel.: 613.422.6757 x 250 or bfirestone@partnersadvantage.ca.

Notes:

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. Lessees are advised to verify all the information contained herein independently. E&OE.

Exploriem.org is a Canadian-registered, not-for-profit corporation.

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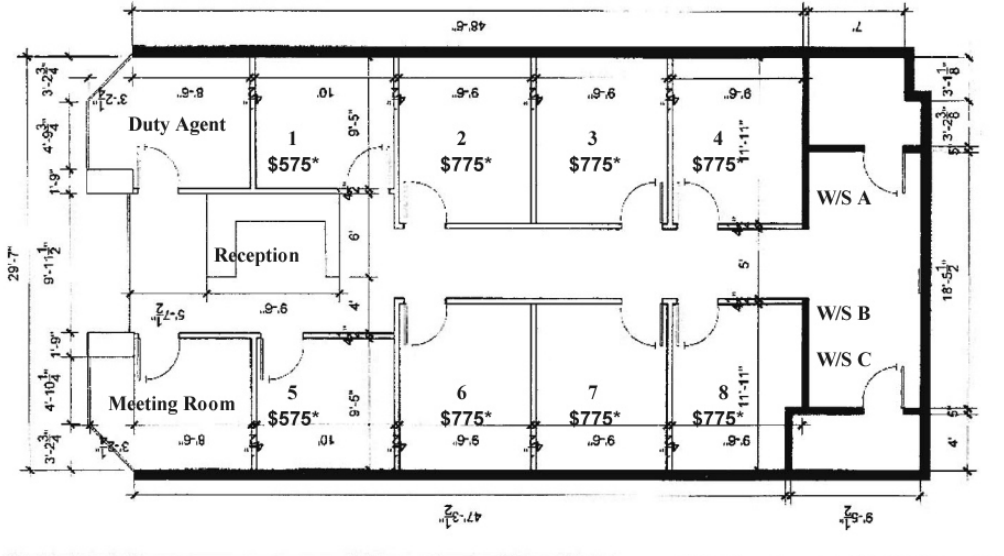
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exploriem.org Enterprise Centre and Incubator

**Partners
ADVANTAGE**
GMAC REAL ESTATE
BROKERAGE, independently owned and operated



* Plus Facilities Charge and GST/HST. (Prices subject to change without notice. E&OE.)

FOR MORE INFO: Dr. Bruce M. Firestone, Broker, Partners Advantage GMAC Real Estate, 613.836.3378 or bfirestone@partnersadvantage.ca

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