



**FOR LEASE**

**OFFICE SPACE**

## 1400 Highgate Road, Unit 205

Ottawa, Ontario

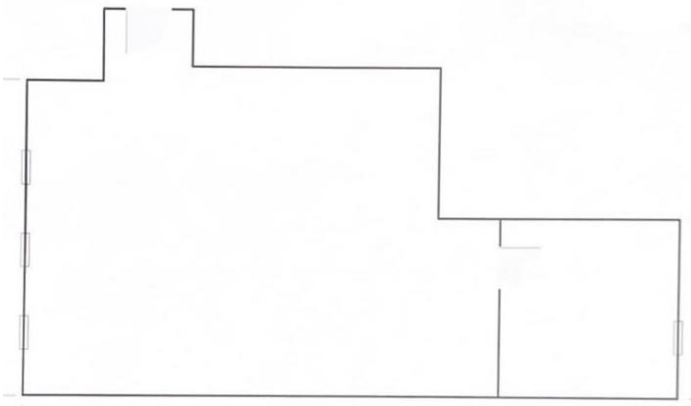
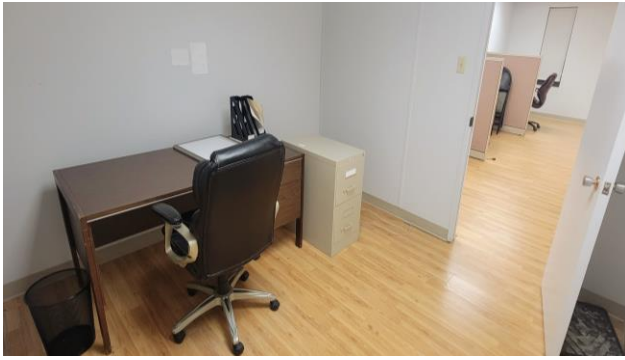
### BUILDING FEATURES

Excellent office space for small operations! This second-floor office provides 600 sq. ft. of good quality space situated on a bustling high-traffic street, on the corner of Baseline and Highgate.

### LEASE DETAILS

ADDRESS	1400 Highgate Road, Unit 205 Ottawa, ON.
NET RENTAL RATE PER MONTH	\$650.00
OFFICE SQ. FT.	600 sq. ft.
LEASE TERM	3-5 Year
ZONING CODE	GM1
OCCUPANCY	Immediate
PROPERTY TYPE	Office Space





## ADDITIONAL RENT INCLUDES:

- General Maintenance & Repair
- Common Area Hydro
- Building Insurance
- Insurance
- Landscape
- Real Estate Taxes
- Snow Removal
- Water & Sewer
- Management & Administration
- Hydro
- Gas
- HVAC Maintenance & Repair

Recoverable costs are estimated at \$975.00 per month for the year ending December 31, 2025.

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