



FOR SUBLEASE

18 Enterprise Ave, C & D, Ottawa, ON. K2G 0A6

BUILDING FEATURES

- Warehouse area approx. 2,168 sq. ft
- Two grade level doors Approx. 10” (W) by 9’ 8” (H)
- Clear height approx. 12 ft.
- 75% Air Conditioned office and shop
- Two office areas approx. 29’ by 34’ in each bay
- Small Kitchen in Bay C
- Washroom in each bay
- 3 Phase Service

LEASE DETAILS

ADDRESS	18 Enterprise Ave, C & D, Ottawa, ON. K2G 0A6
SUBLEASE SIZE	4,140 sq. ft.
RENTAL RATE PER MONTH FOR OCT 2024 to SEPT 2025	\$3,795.00
RECOVERABLE COSTS PER MONTH FOR OCT 2024 to SEPT 2025	\$2,121.75
SUBLEASE TERM	Oct 1, 2024, to Sept 30, 2028
ZONING CODE	Industrial General



Amazing below market 4 year sublease term



- Oct 1, 2024, to Sept 30, 2025, \$11.00 per sq. ft.
- Oct 1, 2025, to Sept 30, 2026, \$ 11.50 per sq. ft.
- Oct 1, 2026, to Sept 30, 2027, \$ 12.00 per sq. ft.
- Oct 1, 2027, to Sept 30, 2028, \$ 12.50 per sq. ft.

GEOFFREY H. GODDING CPM

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ADDITIONAL RENT INCLUDES:

- General Maintenance and Repair
- Insurance
- Landscape
- Real Estate Taxes
- Snow Removal
- Water & Sewer
- Management & Administration

Hydro and gas is metered and paid directly by the tenant.

Recoverable cost are estimated at \$6.15 per sq. ft. for year ending December 31, 2024

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