



**FOR LEASE**

**OFFICE SPACE**

## **17 Grenfell Crescent, Suite 210B, Nepean, K2G 0G3**

### **BUILDING FEATURES**

- Net Rent: \$ 760. per month
- Recoverable Cost: \$ 728.33 per month
- Open work area with one private office approx. 12' x 11' and server/storage room 8' x 4'
- Great office for small contractor or sales organization with quick access to Hunt Club and Highway 416/417
- Parking at the door

### **LEASE DETAILS**

<b>ADDRESS</b>	17 Grenfell Crescent, Suite 210B, Nepean, K2G 0G3
<b>RENTAL RATE PER MONTH</b>	\$760.00
<b>RECOVERABLE COSTS PER MONTH</b>	\$728.33
<b>OFFICE SPACE</b>	760 sq. ft.
<b>LEASE TERM</b>	3 – 5 Years
<b>ZONING CODE</b>	IP[178]
<b>OCCUPANCY</b>	Immediate



## GEOFFREY H. GODDING CPM

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### ADDITIONAL RENT INCLUDES:

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

Recoverable cost are estimated at  
\$728.33 per month for year ending  
December 31, 2024

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