

FOR LEASE

OFFICE SPACE

## 17 Grenfell Crescent, Suite 201, Nepean ON. K2G 0G3

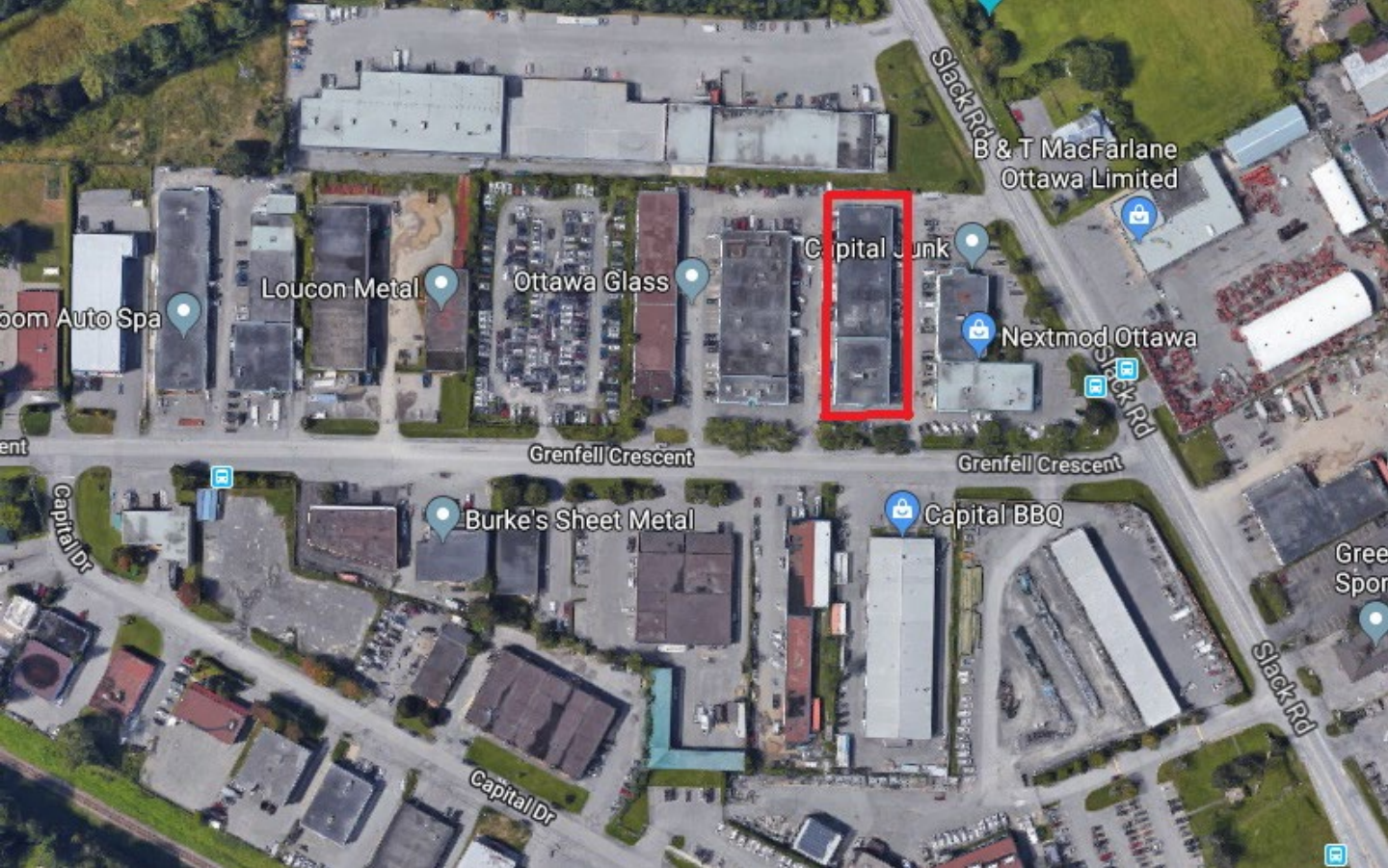
### BUILDING FEATURES

- Amazing 2<sup>nd</sup> floor office space
- Impressive board room with sliding glass door
- Kitchen and 2 private washrooms
- Five (5) offices and open work area
- Net Rent \$15.00 per sq. ft.
- Recoverable costs \$ 12.00 per sq. ft.

### LEASE DETAILS

ADDRESS	17 Grenfell Crescent, Suite 201, Nepean ON. K2G 0G3
RENTAL RATE PER MONTH	\$2,475.00
RECOVERABLE COSTS PER MONTH	\$1,980.00
OFFICE SPACE	Approx. 1,980 sq. ft.
LEASE TERM	3 to 5 Years
ZONING CODE	IP[178]
OCCUPANCY	June 1 <sup>st</sup> 2025





## GEOFFREY H. GODDING CPM

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## ADDITIONAL RENT INCLUDES:

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

Recoverable cost are estimated at \$12.00 per sq. ft. for year ending December 31, 2025

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