



FOR LEASE

WAREHOUSE SPACE

# 1501 Sieveright Ave., Bay 1 Ottawa, ON K1T 1M5

## BUILDING FEATURES

The building is minutes to Hunt Club Road for quick east-west access or east to Highway 417. Fronting on Sieveright, it is a minute to Bank Street. This is a winning location for businesses servicing east and south Ottawa. The Landlord will install a new grade-level door is 9' 11" (W) by 12' (H). Office/Showroom area approx. 24' by 36 '. The clear height is 13' 5". Building and a pylon signage opportunity.

## LEASE DETAILS

ADDRESS	1501 Sieveright Ave., Bay 1 & 2, Ottawa, ON K1T 1M5
RENTAL RATE PER SQ. FT.	\$16.00
RECOVERABLE COSTS PER SQ. FT.	\$6.00
WAREHOUSE SPACE	1,386 sq. ft.
OFFICE SPACE	864 sq. ft.
LEASE TERM	3 to 5 Years
ZONING CODE	IL2H(14)
OCCUPANCY	Immediate



## GEOFFREY H. GODDING CPM

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## ADDITIONAL RENT INCLUDES:

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

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

Recoverable cost are estimated at \$6.00 per sq. ft. for year ending December 31, 2025

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