

FOR LEASE

OFFICE / WAREHOUSE SPACE

52 Antares Drive, Bay 5, Ottawa. ON, K2E 7Z1

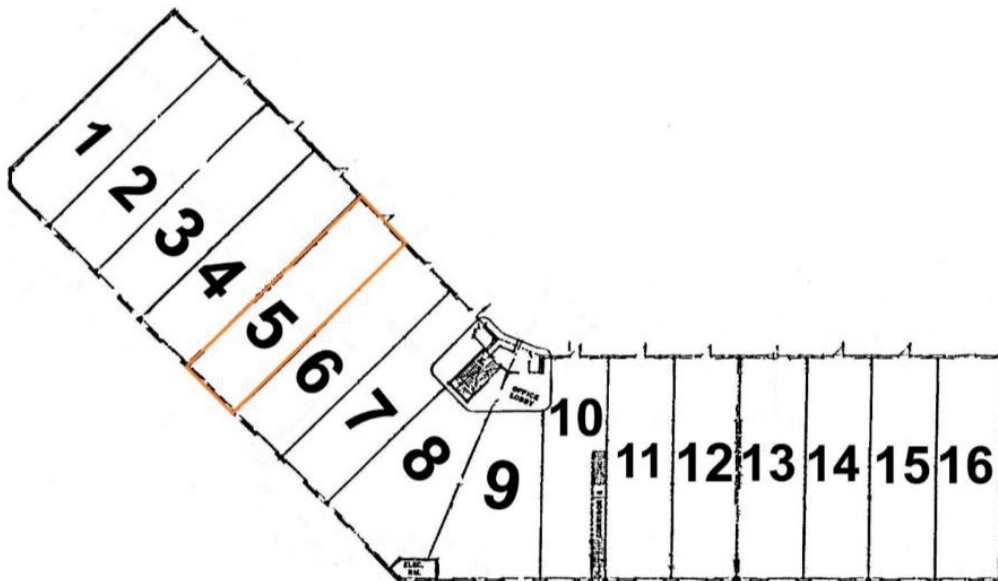
BUILDING FEATURES

- Warehouse office space 1,440 sq ft
- Grade loading door
- Bay approx. 20' by 72'
- 18 feet clear
- Full glass front 3 private offices
- Open work area and washroom
- Balance is warehouse
- Pylon signage available
- Large trucking apron



LEASE DETAILS

ADDRESS	52 Antares Drive, Bay 5, Ottawa. ON K2E 7Z1
RENTAL RATE PER MONTH	\$2,160.00
RECOVERABLE COSTS PER MONTH.	\$992.30
WAREHOUSE SPACE	Approx. 640
OFFICE SPACE	Approx. 800
LEASE TERM	3 to 5 years
ZONING CODE	IG5
OCCUPANCY	TBD
PROPERTY TYPE	Office/Warehouse



GEOFFREY H. GODDING CPM

Senior VP / Commercial Sales Representative
Capworth Commercial Realty Brokerage
Corporation

Direct # 613.720.1186

Main Office # 613.663-2549 ext. 3

Email: geoffg@bell.net

Main Office:

1390 Prince of Wales Drive,
Suite 106, Ottawa, Ontario K2C 3N6

Geoff Office:

430 Hazeldean Road, Suite 222, Kanata, Ontario
K2L 1T9

ADDITIONAL RENT INCLUDES:

- General Maintenance and Repair
- Insurance
- Landscape
- Real Estate Taxes
- Snow Removal
- Water & Sewer
- Management & Administration
- Hydro is metered and paid directly by the tenant.

Recoverable cost are estimated at \$992.30 per sq. ft.
for year ending December 31, 2024.

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CAPWORTH for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CAPWORTH in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CAPWORTH.