

FOR LEASE

OFFICE WAREHOUSE SPACE

34 CAPITAL DRIVE GROUND FLOOR, OTTAWA, ON. K2G 0E9

BUILDING FEATURES

- Area 3,366 sq. ft.
- Net rent per sq. ft. \$17.00
- Recoverable Cost: \$7.00 per sq. ft.
- 16' 10" Clear height (warehouse)
- Air-conditioned office area
- Has 4 private offices, reception, kitchen, storage room & 2 washrooms
- Leaseholds currently in place are all new as of 2023, including HVAC unit and lights.
- Grade door approx. 9' 9" (H) by 9' 11" (W)

LEASE DETAILS

| | |
|-----------------------------|--|
| ADDRESS | 34 Capital Drive Ground Floor Ottawa, ON. K2G 0E9 |
| RENTAL RATE PER MONTH | \$ 4,768.50 per month |
| RECOVERABLE COSTS PER MONTH | \$ 1,963.50 per month |
| GROUND FLOOR SPACE | 3,366 sq. ft. |
| LEASE TERM | 3 – 5 Years |
| ZONING CODE | 1P (178) |
| OCCUPANCY | Jan 1 st , 2025 |



GEOFFREY H. GODDING CPM

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ADDITIONAL RENT INCLUDES:

- Management & Administration
- General Maintenance & Repair
- Heat & Hydro paid by Tenant
- Common Area Hydro
- Real Estate Taxes
- Snow Removal
- Water & Sewer
- Insurance
- Landscape

Recoverable cost are estimated at \$ 1,963.50
per month for year ending December 31, 2025

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