



**FOR LEASE**

**OFFICE / WAREHOUSE SPACE**

**46 Antares Drive, Bay 5 Ottawa, ON. K2E 7Z1**

**BUILDING FEATURES**

- 2,020 sq. ft.
- 18' 10" clear ceiling height
- 110/208 – volt three phase service
- Open office area
- Building and Pylon signage available
- Rear loading door (vehicle can not back or drive in)

**LEASE DETAILS**

ADDRESS	46 Antares Drive, Bay 5 Ottawa, ON. K2E 7Z1
RENTAL RATE PER MONTH	\$ 2,861.67
RECOVERABLE COSTS PER SQ. FT.	\$ 1,346.67
WAREHOUSE SPACE	1,120 sq. ft.
OFFICE SPACE	900 sq. ft.
LEASE TERM	3 to 5 years
ZONING CODE	IG5
OCCUPANCY	TBD
PROPERTY TYPE	Office / Warehouse





## GEOFFREY H. GODDING CPM

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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 and gas for the unit is metered and paid directly by the tenant.

Recoverable cost are estimated at \$1,346.67  
per month for year ending December 31, 2024

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