

FOR LEASE

OFFICE WAREHOUSE SPACE

34 CAPITAL DRIVE 2nd FLOOR, OTTAWA, ON

BUILDING FEATURES

- Office space 2,100 sq. ft.
- Net Rent \$ 2,975.00 per month
- Recoverable Costs: \$ 1,137.50 per month
- Funky 2nd floor office space
- Wide open office split by washroom and kitchen
- Two glass wall private offices at the back of the space
- Lots of natural light

LEASE DETAILS

ADDRESS	34 CAPITAL DRIVE 2 nd FLOOR OTTAWA, ON.
RENTAL RATE PER SQ. FT.	\$17.00
RECOVERABLE COSTS PER SQ. FT.	\$7.00
GROUND FLOOR SPACE	3,366 sq. ft.
LEASE TERM	3 – 5 Years
ZONING CODE	1P (178)
OCCUPANCY	Jan 1 st , 2024
PROPERTY TYPE	OFFICE – WAREHOUSE SPACE



GEOFFREY H. GODDING CPM

Senior VP / Commercial Sales Representative

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Geoff Office:

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

ADDITIONAL RENT INCLUDES:

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

Recoverable cost are estimated at \$7.00 per
sq. ft. for year ending December 31, 2024

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