



FOR LEASE

OFFICE SPACE

141 BENTLEY AVENUE, SUITE D, OTTAWA, ON. K2E 6T7

BUILDING FEATURES

- Air conditioning office space
- Two private offices
- In-suite washroom
- Balance of space is open work area
- Gross rent to escalate 3% per year
- Pylon signage possible
- All in monthly rental rate.
- Tenant is responsible for HST, in-suite cleaning and Internet

LEASE DETAILS

| | |
|----------------------|--|
| ADDRESS | 141 Bentley Avenue, Suite D, Ottawa, ON. K2E 6T7 |
| GROSS RATE PER MONTH | \$1,600.00 |
| OFFICE SPACE | 750 sq. ft. |
| LEASE TERM | 3 to 5 Years |
| ZONING CODE | IH1 |
| OCCUPANCY | Available immediately |





GEOFFREY H. GODDING CPM

Senior VP / Commercial Sales
Representative

Capworth Commercial Realty Brokerage
Corporation

Direct # 613.720.1186

Main Office # 613.663-2549 ext. 4

Email: geoffg@bell.net

Head Office:

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

GROSS RENT INCLUDES:

- Real Estate Taxes
- Snow Removal
- Landscape
- General Maintenance Repair
- Heat & Hydro
- Insurance
- Common Area Hydro
- Water & Sewer
- Management & Administration
- HVAC maintenance and repair
- Common area cleaning

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.