



SUBLEASE

OFFICE / WAREHOUSE SPACE

1228 Old Innes Rd. Suite 312, Ottawa, ON ,K1B 3V3

BUILDING FEATURES

- ❖ 3,867 sq.ft. Industrial Space available
- ❖ Office / Reception / Retail at Front entrance [~150 sq.ft. drop T-bar ceiling] plus 2pc Bathroom (for customers)
- ❖ 18' Clear, Open Concept Warehouse
- ❖ 120Amp/208 Volt Panel + 200 Amp/600 Volt, 3 Phase Service with 1 x 75KVA transformer
- ❖ 3" outer diameter gas line
- ❖ Large 2pc (Staff) Bathroom at Rear
- ❖ 8 ft [W] x 9ft [H] overhead garage door
- ❖ Dock Level Loading

SUBLEASE DETAILS

| | |
|-------------------|--|
| AREA/LOCATION | Elmvale Acres / Sheffield-Glen Industrial Park |
| NET RENTAL RATE | \$8.50 / SF |
| RECOVERABLE COSTS | \$7.55 / SF |
| WAREHOUSE SPACE | ~ 3,000 sq.ft. |
| OFFICE SPACE | ~ 705 sq. ft. |
| SUBLEASE TERM | 6 Months -or- 5-10 year Direct w/ LL |
| ZONING CODE | IH[268] |
| OCCUPANCY | Available May 1st |

| Unit | Footage | Net + Add't'l | Monthly Rent |
|-----------|----------|-----------------|--------------------------------|
| Suite 312 | 3,867 SF | \$8.50 + \$7.55 | Approx. \$5,172.11/month + HST |

Floor Plan



Suite Entryway



Geoff Godding

CPM

Senior VP/ Commercial Sales Rep

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ADDITIONAL RENT INCLUDES:

- General Maintenance and Repair
- Insurance
- Landscape
- Real Estate Taxes
- Snow Removal
- Management & Administration



Wei-Ling Tan

Commercial REALTOR® & Sales Representative
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Utilities are metered and paid directly by the tenant.

Recoverable cost are
Estimated at **\$7.55** per sq. ft.
for the year ending on
December 31, 2025

Headquarters / Main Office:

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