



**FOR SALE**

**OFFICE SPACE**

**11 Tristan Court Bay 4**  
OTTAWA, ONTARIO

**BUILDING FEATURES**

- 943 sq. ft.
- \$12.50 net per sq. ft.
- Space consists of private and open work area
- Can be lease with 6033 sq. ft. next door
- Private entrance and washroom

**LEASE DETAILS**

<b>ADDRESS</b>	11 TRISTAN COURT BAY 4 Ottawa, ON
<b>RENTAL RATE NET PER SQ. FT.</b>	\$12.50
<b>OFFICE SF</b>	943 SF
<b>LEASE TERM</b>	3 – 5 YEARS
<b>ZONING CODE</b>	IH1
<b>OCCUPANCY</b>	JUNE 2023
<b>PROPERTY TYPE</b>	OFFICE SPACE



## GEOFFREY H. GODDING CPM

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## YISHA CHANG

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## ADDITIONAL RENT INCLUDES:

- General Maintenance and Repair
- Common Area Hydro
- Building Insurance
- Insurance
- Landscape
- Real Estate Taxes
- Snow Removal
- Water & Sewer
- Management & Administration
- Hydro and gas for the unit is metered and paid by the tenant.

Recoverable costs are estimated at \$8.44 per sq. ft. for the year ending December 31, 2023.

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