



FOR LEASE

OFFICE/WAREHOUSE SPACE

17 Grenfell Crescent, Bay 1, Nepean, K2G 0G3

BUILDING FEATURES

- Net Rent: \$ 3,950.42 per month
- Recoverable Cost: \$ 1,611.35 per month
- Bay – 2,495 sq. ft.
- Ground Floor office warehouse
- Office area has reception, copy room, 5 glass wall office with glass sliding doors, glass meeting room, kitchen
- Warehouse is 31' 6" by 25' 8"
- Grade level loading

LEASE DETAILS

ADDRESS	17 Grenfell Crescent, Suite Bay 1, Nepean, K2G 0G3
RENTAL RATE PER MONTH	\$3,950.42
RECOVERABLE COSTS PER MONTH	\$1,611.35
OFFICE SPACE	1,684 sq. ft.
WAREHOUSE SPACE	811 sq. ft.
LEASE TERM	3 – 5 Years
ZONING CODE	IP[178]
OCCUPANCY	Immediate





GEOFFREY H. GODDING CPM

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ADDITIONAL RENT INCLUDES:

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

Heat and Hydro Paid direct by tenant

Recoverable cost are estimated at \$1,611.35 per month for year ending December 31, 2025

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