

FOR LEASE

OFFICE WAREHOUSE SPACE

34 CAPITAL DRIVE GROUND FLOOR, OTTAWA, ON

BUILDING FEATURES

- Area 3,366 sq. ft.
- Net rent per sq. ft. \$17.00
- Recoverable Cost: \$7.00 per sq. ft.
- 16' 10" Clear height (warehouse)
- Air-conditioned office area
- Has 4 private offices, reception, kitchen, storage room & 2 washrooms
- Leaseholds currently in place are all new as of 2023, including HVAC unit and lights.
- Grade door approx. 9' 9" (H) by 9' 11" (W)

LEASE DETAILS

ADDRESS	34 CAPITAL DRIVE GROUND 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
Capworth Commercial Realty Brokerage
Corporation

Direct # 613.720.1186

Main Office # 613.663-2549 ext. 3

Email: geoffg@bell.net

Main Office:

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

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, 2023

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