

**FOR LEASE**



**OFFICE SPACE**

**46 Antares Drive, Suite 202, Ottawa, ON. K2E 7Z1**

## **BUILDING FEATURES**

- Complete wall of windows along the south side of the premises.
- The space consists of 4 offices, boards room, small kitchen and an open work area.
- Washroom are common and off the main hall.
- This space can be divided.
- This is a must see.

## **LEASE DETAILS**

ADDRESS	46 Antares Drive, Suite 202, Ottawa, ON. K2E 7Z1
RENTAL RATE PER MONTH	\$ 2,035.00
RECOVERABLE COSTS PER MONTH	\$ 2,184.38
OFFICE SPACE	1,875 sq. ft.
LEASE TERM	3 - 5 years
ZONING CODE	IG5
OCCUPANCY	June 2024
PROPERTY TYPE	Office 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](mailto: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:

- HVAC maintenance
- Gas and Hydro
- Common area cleaning
- Snow removal
- Landscape
- Real estate taxes
- Water and sewer
- Window cleaning

Recoverable cost are estimated at  
\$2,184.38 per month for year  
ending December 31, 2024

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.