

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 3 offices, board room, small kitchen and an open work area.
- One office has sink and bar
- Washroom are common and off the main hall.
- New paint

**LEASE DETAILS**

ADDRESS	46 Antares Drive, Suite 202, Ottawa, ON. K2E 7Z1
RENTAL RATE PER MONTH	\$ 1,250.67
RECOVERABLE COSTS PER MONTH	\$ 1,250.67
OFFICE SPACE	1,072 sq. ft.
LEASE TERM	3 - 5 years
ZONING CODE	IG5
OCCUPANCY	Immediate
PROPERTY TYPE	Office Space



## GEOFFREY H. GODDING CPM

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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  
\$1,250.67 per month for year  
ending December 31, 2025

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