



FOR LEASE

## 24 Bentley Avenue, Suite A and B

### BUILDING FEATURES

- Suite A: 1,080 sq. ft.
- Reception area includes built-in desk and cabinets
- Balance of space consists of 3 offices with built-in cabinets and plans table
- Private washroom
- Additional built-in cabinets and small kitchen with granite counter top
- Suite B: 600 sq. ft.
- Space consists of 2 private offices, and open work area, and a private washroom

### LEASE DETAILS

ADDRESS	24 Bentley Ave Nepean ON K2E 6T8
RENTAL RATE PER SQ. FT.	\$ 12.00
RECOVERABLE COSTS PER SQ. FT.	\$ 12.00
LEASE TERM	3 – 5 Years
ZONING CODE	IH1
OCCUPANCY	Immediate

No interior images at this time

## GEOFFREY H. GODDING CPM

Senior VP / Commercial Sales  
Representative

Capworth Commercial Realty Brokerage  
Corporation

Direct # 613.720.1186

Main Office # 613.663-2549 ext. 4

Email: geoffg@bell.net

Main Office:

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

## ADDITIONAL RENT INCLUDES:

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

Recoverable cost are estimated at \$12.00  
per sq. ft. for year ending December 31,  
2025

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