



FOR SUBLEASE

18 Enterprise Ave, C & D, Ottawa, ON. K2G 0A6

BUILDING FEATURES

- Two grade doors Approx. 10” (W) by 9’ 8” (H)
- Clear height approx. 12’ 1”
- Two office areas approx. 29’ by 34’ in each bay
- Small Kitchen in Bay C
- Washroom in each bay
- 3 Phase Service
- Warehouse area approx. 2168 sq ft
- Two grade level doors

LEASE DETAILS

ADDRESS	18 Enterprise Ave, C & D, Ottawa, ON. K2G 0A6
SUBLEASE SIZE	4,140 sq. ft.
RENTAL RATE PER MONTH FOR OCT 2025 to SEPT 2026	\$3,967.50
RECOVERABLE COSTS PER SQ. FT.	\$ 6.15
SUBLEASE TERM	Oct 1, 2025, to Sept 30, 2028
ZONING CODE	Industrial General



GEOFFREY H. GODDING CPM

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Oct 1, 2025, to Sept 30, 2026, \$ 11.50
per sq. ft.

Oct 1, 2026, to Sept 30, 2027, \$ 12.00
per sq. ft.

Oct 1, 2027, to Sept 30, 2028, \$ 12.50
per sq. ft.

ADDITIONAL RENT INCLUDES:

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

Hydro and gas is metered and paid
directly by the tenant.

Recoverable cost are estimated at
\$ 6.15 per sq. ft. for year ending
December 31, 2025

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