



**FOR LEASE**

**OFFICE SPACE**

**1600 Laperriere Ave, Suite 200, Ottawa, K1Z 1B7**

**BUILDING FEATURES**

- Office space minutes from highway 417 with access via Maitland or Carling Ave both east and west
- Building signage visible from the highway
- 4,377 sq. ft. consisting of reception, 11 offices, kitchen, boarding, open work area and 3 washroom (one with a shower)
- Office space available from – 570 sq. ft., 1,255 sq. ft. & 2,321 sq. ft. to the full floor
- The property is owned and managed by an Ottawa family

**LEASE DETAILS**

<b>ADDRESS</b>	1600 Laperriere Ave, Suite 200 Ottawa K1Z 1B7
<b>RENTAL RATE PER SQ. FT.</b>	\$16.00
<b>RECOVERABLE COSTS PER SQ. FT.</b>	\$11.00
<b>OFFICE SPACE</b>	4,377 sq. ft.
<b>LEASE TERM</b>	3 to 5 Years
<b>ZONING CODE</b>	IL H (11)
<b>OCCUPANCY</b>	Immediate



## GEOFFREY H. GODDING CPM

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## RECOVERABLE COST INCLUDES:

- Common area cleaning & management & administration
- HVAC maintenance & Repair
- Common Area & exterior lighting
- General maintenance & repair
- Real estate taxes
- Water & sewer
- Hydro and Gas
- Snow removal
- Landscape

Recoverable cost are estimated at \$ 11.00 per sq. ft. for year ending December 31, 2024

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