



**FOR LEASE**

**OFFICE SPACE**

## **11 Tristan Court, Bay 4B, Ottawa, ON K2E 8B9**

### **BUILDING FEATURES**

- 943 sq. ft. office space
- \$12.50 net per sq. ft.
- Space consists of private and open work area
- Private entrance and washroom
- Can be leased with ground floor office / warehouse space Bay 4A

### **LEASE DETAILS**

ADDRESS	11 Tristan Court, Bay 4B, Ottawa, ON K2E 8B9
RENTAL RATE PER MONTH	\$982.29
RECOVERABLE COSTS PER MONTH	\$704.89
OFFICE SPACE	943 sq. ft.
LEASE TERM	3 – 5 Years
ZONING CODE	IH1
OCCUPANCY	TBD





## GEOFFREY H. GODDING CPM

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## ADDITIONAL RENT INCLUDES:

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

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

Recoverable cost are estimated at \$8.97  
per sq. ft. for year ending December 31,  
2024

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