

FOR LEASE

OFFICE WAREHOUSE SPACE

34 CAPITAL DRIVE 2nd FLOOR, OTTAWA, ON

BUILDING FEATURES

- Office space 2,100 sq. ft.
- Net Rent \$ 2,975.00 per month
- Recoverable Costs: \$ 1,225.00 per month
- Funky 2nd floor office space
- Wide open office split by washroom and kitchen
- Two glass wall private offices at the back of the space
- Lots of natural light

LEASE DETAILS

ADDRESS	34 CAPITAL DRIVE 2 nd FLOOR OTTAWA, ON.
RENTAL RATE PER SQ. FT.	\$17.00
RECOVERABLE COSTS PER SQ. FT.	\$7.00
GROUND FLOOR SPACE	3,366 sq. ft.
LEASE TERM	3 – 5 Years
ZONING CODE	1P (178)
OCCUPANCY	Jan 1 st , 2024
PROPERTY TYPE	OFFICE – WAREHOUSE SPACE



GEOFFREY H. GODDING CPM

Senior VP / Commercial Sales Representative
Capworth Commercial Realty Brokerage
Corporation

Direct # 613.720.1186

Main Office # 613.663-2549 ext. 3

Email: geoffg@bell.net

Main Office:

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

Geoff Office:

430 Hazeldean Road, Suite 222, Kanata, Ontario
K2L 1T9

ADDITIONAL RENT INCLUDES:

- Common Area Hydro
- General Maintenance & Repair
- Insurance
- Landscape
- Real Estate Taxes
- Snow Removal
- Water & Sewer
- Management & Administration
- Heat & Hydro paid by Tenant

Recoverable cost are estimated at \$7.00 per
sq. ft. for year ending December 31, 2024

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CAPWORTH for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CAPWORTH in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CAPWORTH.