



FOR LEASE

OFFICE / WAREHOUSE SPACE

52 Antares Drive, Bay 1 Ottawa, ON. K2E 7Z1

BUILDING FEATURES

- 4,380 sq. ft.
- Rental Rate: \$ 19.00 per sq. ft.
- Recoverable Costs: \$ 8.27 per sq. ft.
- One grade level overhead door
- One grade level double steel door
- One dock level door
- 18 ft. clear height
- Open office area with storage room
- Building pylon & signage available
- Current racking can be left in place

LEASE DETAILS

ADDRESS	52 Antares Drive, Bay 1 Ottawa, ON. K2E 7Z1
RENTAL RATE PER SQ. FT.	\$19.00
RECOVERABLE COSTS PER SQ. FT.	\$8.27
OFFICE SPACE	400 sq. ft.
WAREHOUSE SPACE	3,980 sq. ft.
LEASE TERM	3 to 5 Years
ZONING CODE	IG5
OCCUPANCY	December 1 2024





GEOFFREY H. GODDING CPM

Senior VP / Commercial Sales
Representative

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ADDITIONAL RENT INCLUDES:

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

Hydro is metered and paid directly by the tenant.

Recoverable cost are estimated at \$ 8.27 per sq. ft. for year ending December 31, 2024

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