

FOR LEASE

38 ANTARES DRIVE

Ottawa, ON K2E 7V2



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OFFERING SUMMARY

Available SF :	1,892 - 6,370 SF
Net Rent :	\$14.00 SF/yr (NNN)
Additional Rent :	approx. \$10.11 SF/yr

PROPERTY OVERVIEW

Well located office space available for lease. Suite 150 measures approx. 3,545 SF and features eight (8) enclosed offices, kitchenette/staff room, large boardroom, open workspace/classroom, 2 in-suite washrooms, and private entrance from parking lot. Suite 800 measures 1,892 SF and features three (3) enclosed offices and an open workspace. Suite 1100 measures approx. 4,478 SF and features eight (8) enclosed offices, boardroom, storage room, kitchenette, open workspace, and 2 in-suite washrooms. Possibility to combine suites 800 and 1100 for a total of approx. 6,370 SF (subject to adhering to building codes). Suite 1200 measures approx. 4,245 SF and features a reception area, waiting area, 8 enclosed offices, 1 boardroom, kitchen, open workspace, and 2 washrooms. For Suite 1200, the Landlord is prepared to open ceilings and install a rear overhead door on a 5-10 year lease term. This accessible building provides great opportunities for large or small businesses looking to grow in an established business park, just off of West Hunt Club Road.

PROPERTY HIGHLIGHTS

- Visibility from Antares Drive
- Ample onsite parking (ratio 3 : 1,000 SF)
- Pylon and lobby signage opportunity
- Elevator access

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Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 150 (Office)	Available	3,545 SF	NNN	\$14.00 SF/yr	Additional Rent approx. \$10.11 PSF + HST. Available upon 60 days notice.
Suite 800 (Office)	Available	1,892 SF	NNN	\$14.00 SF/yr	Additional Rent approx. \$10.11 PSF + HST.
Suite 1100 (Office)	Available	4,478 SF	NNN	\$14.00 SF/yr	Additional Rent approx. \$10.11 PSF + HST.
Suites 800 & 1100 (Office)	Available	6,370 SF	NNN	\$14.00 SF/yr	Additional Rent approx. \$10.11 PSF + HST.
Suite 1200 (Office)	Available	4,245 SF	NNN	\$14.00 SF/yr	Additional Rent approx. \$10.11 PSF + HST. Available April 1, 2026.

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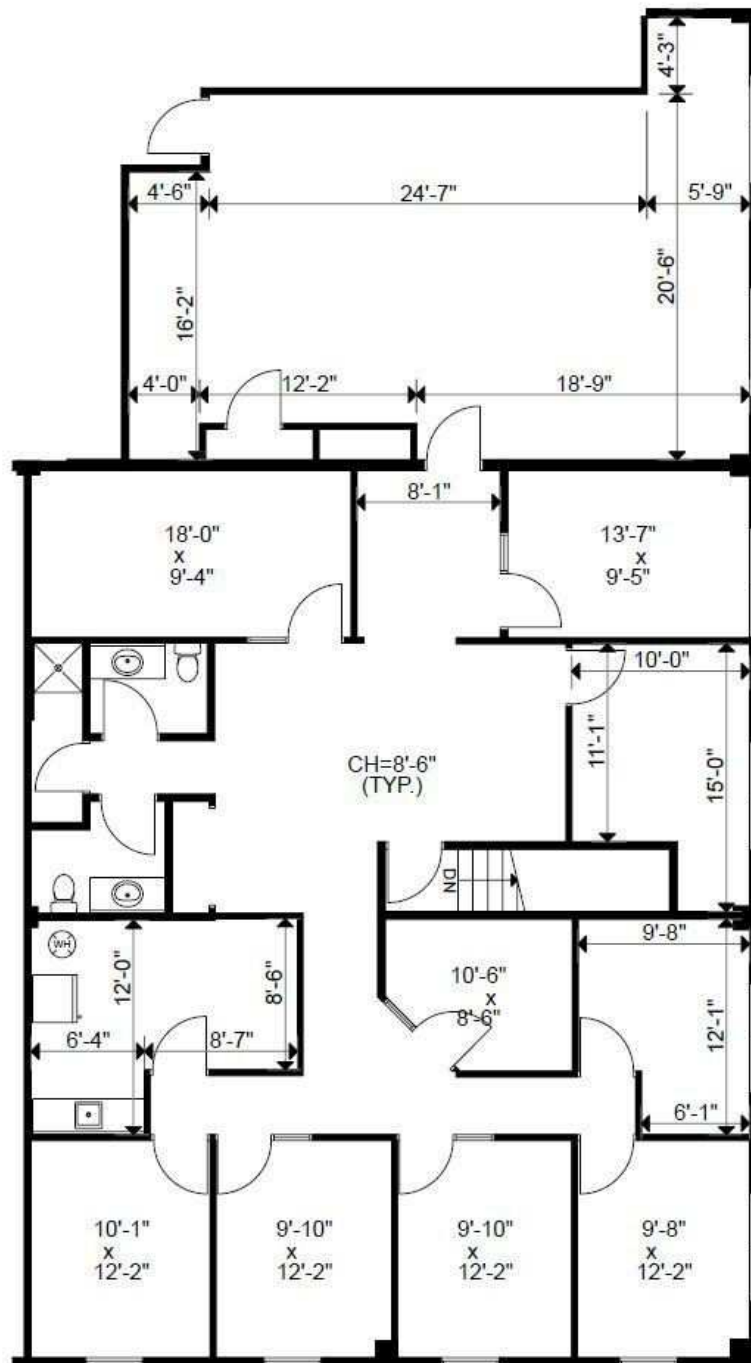
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Floor Plan - Suite 150



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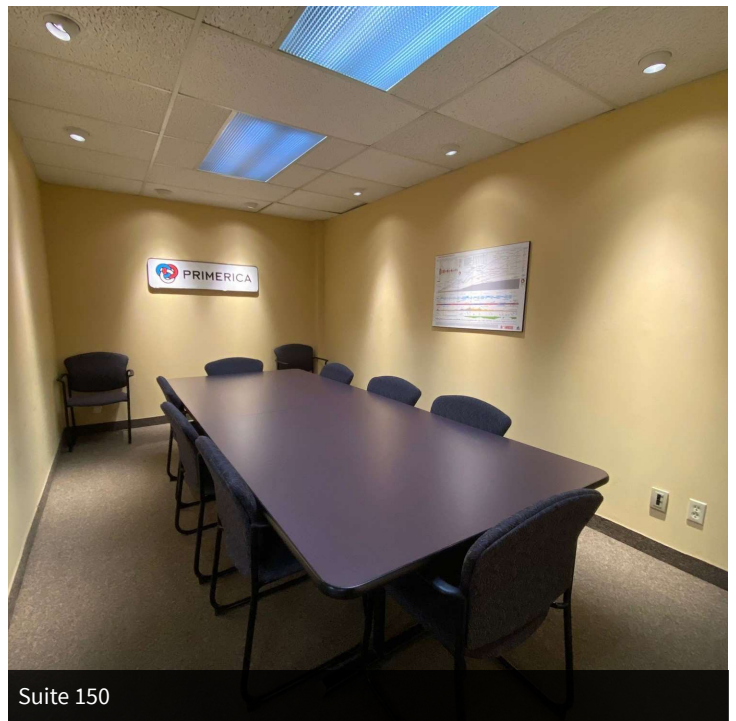
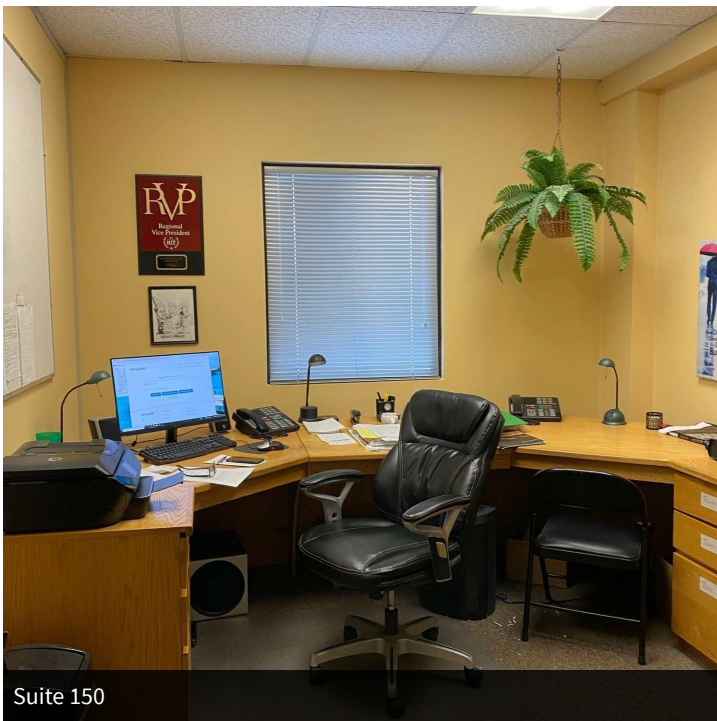
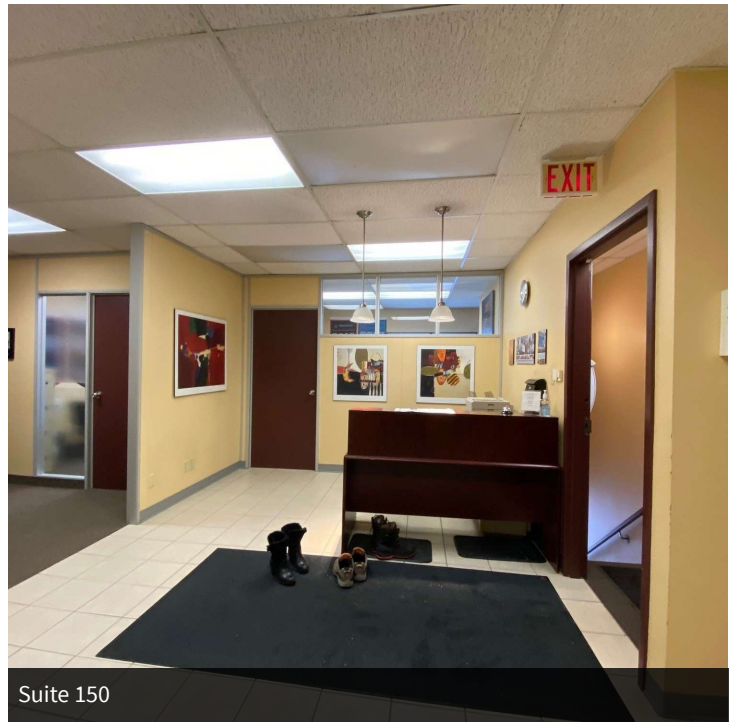
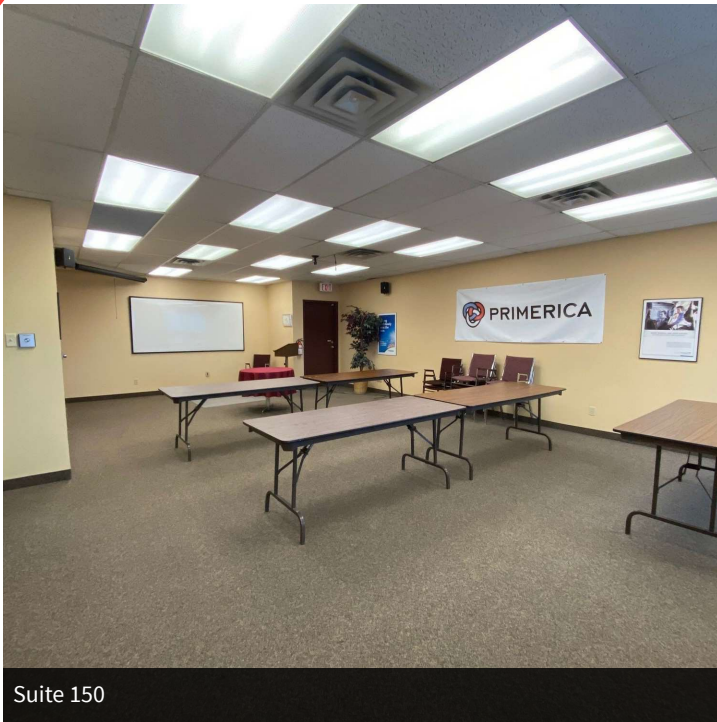
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Photos - Suite 150



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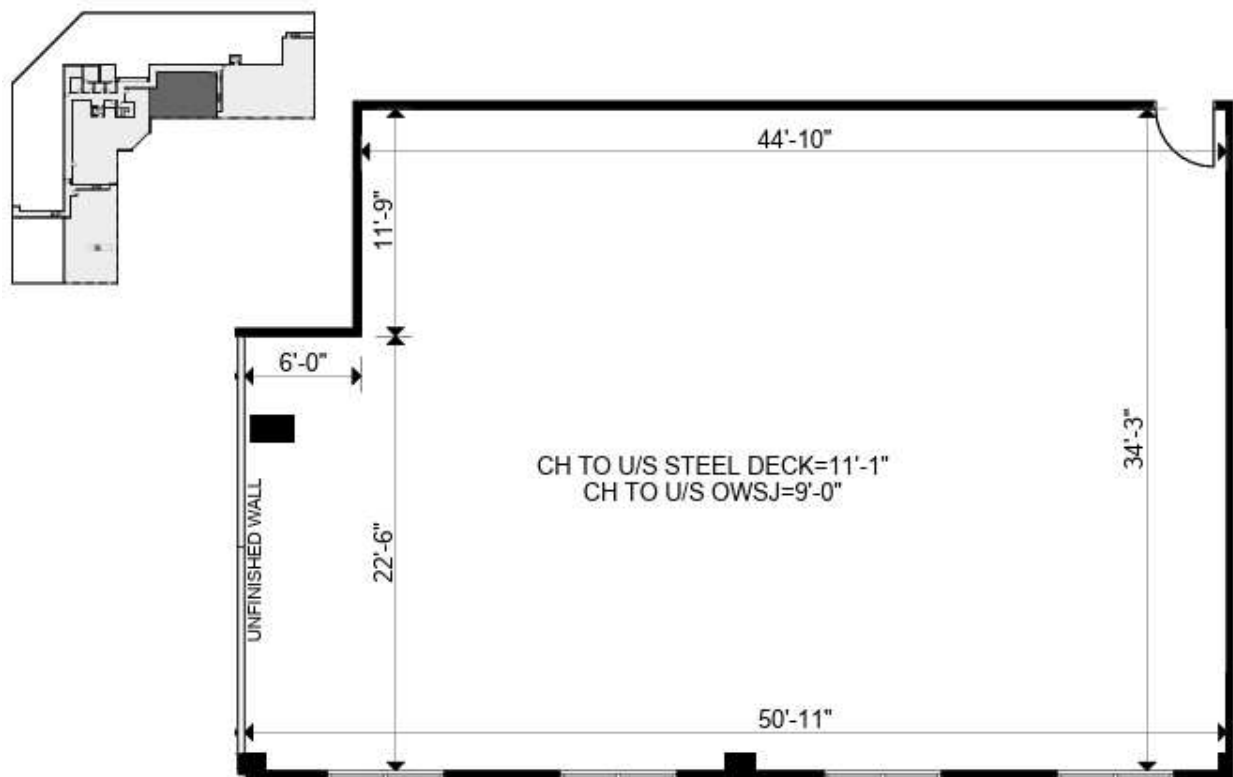
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Floor Plan - Suite 800



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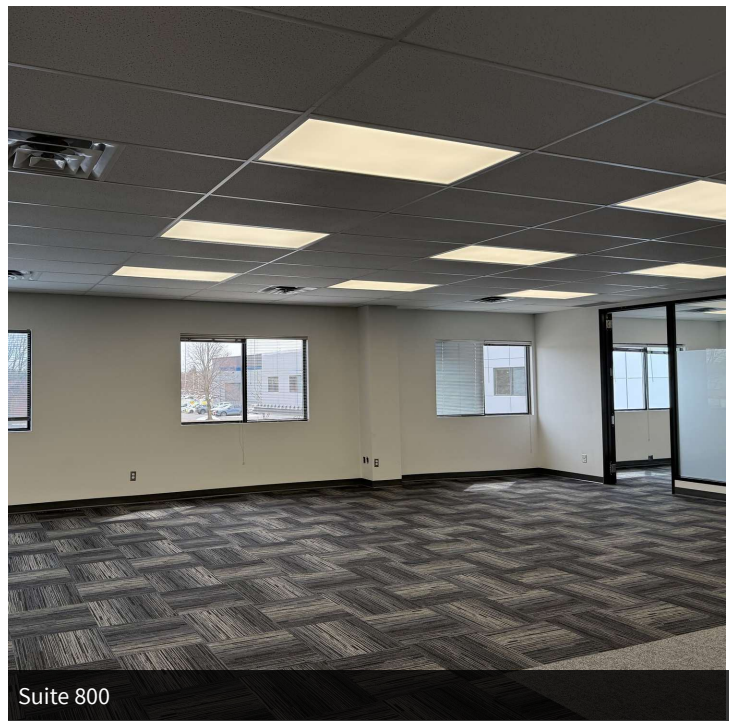
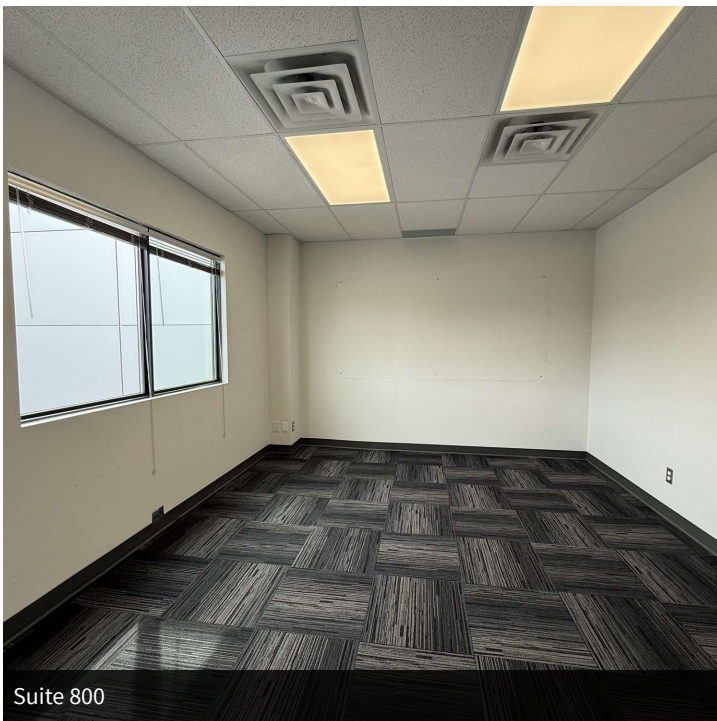
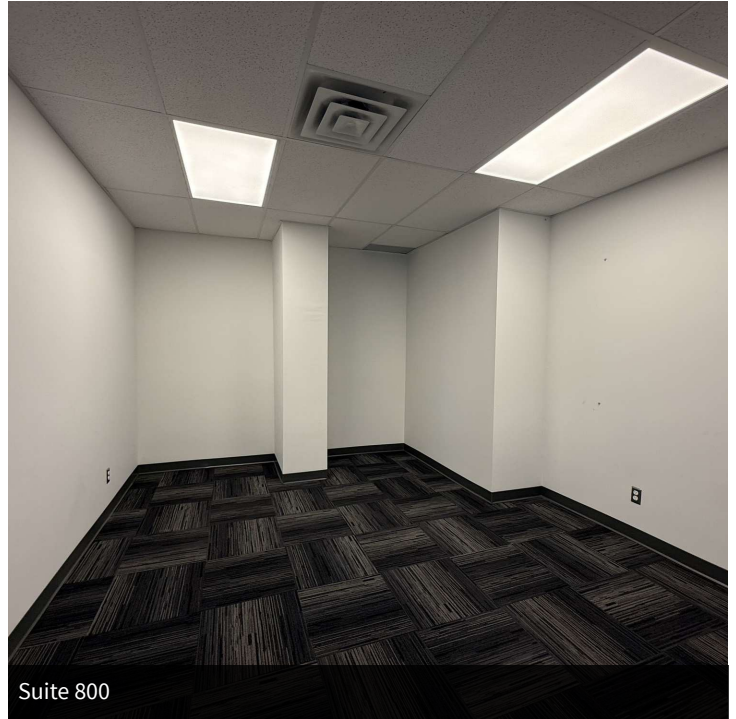
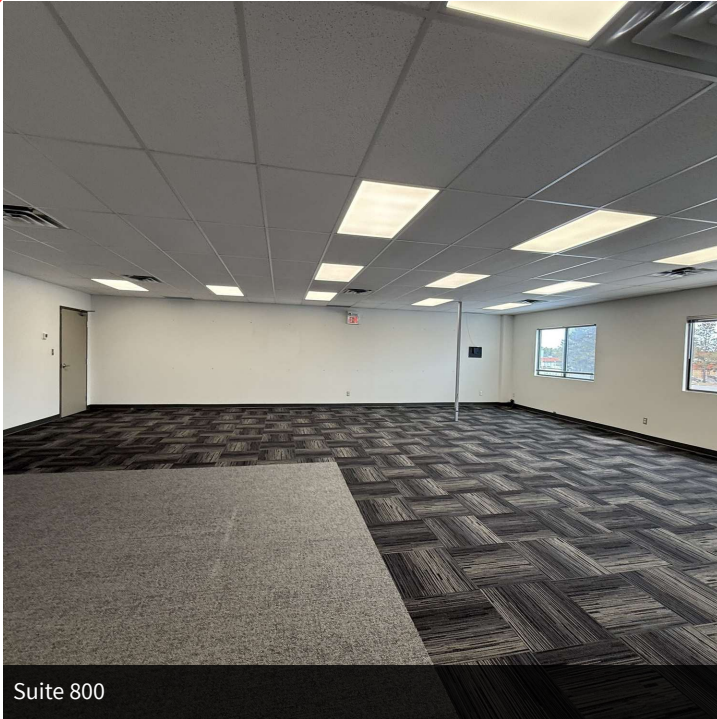
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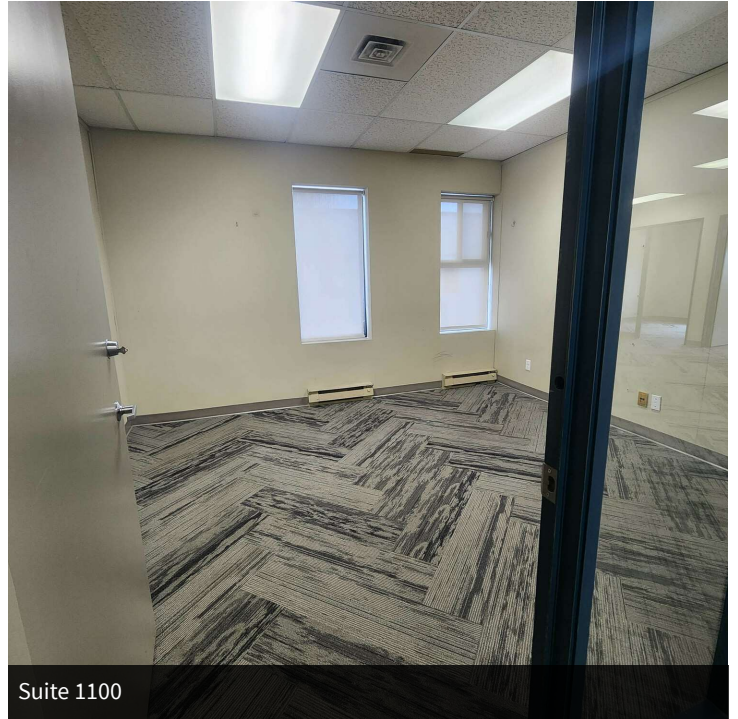
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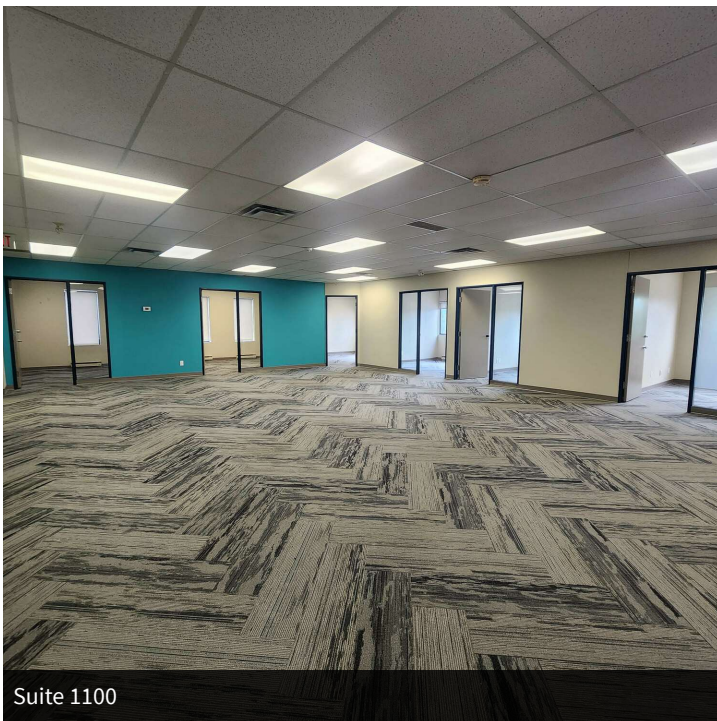
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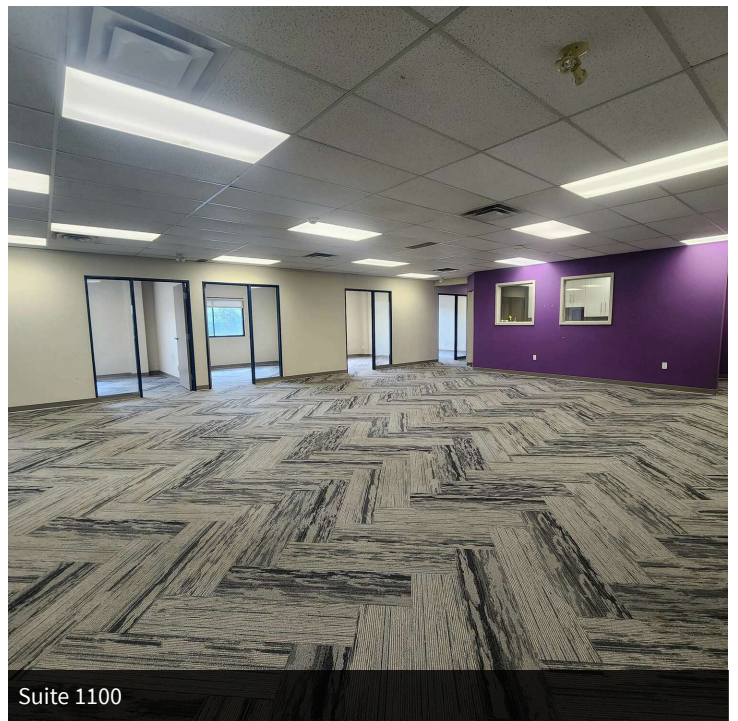
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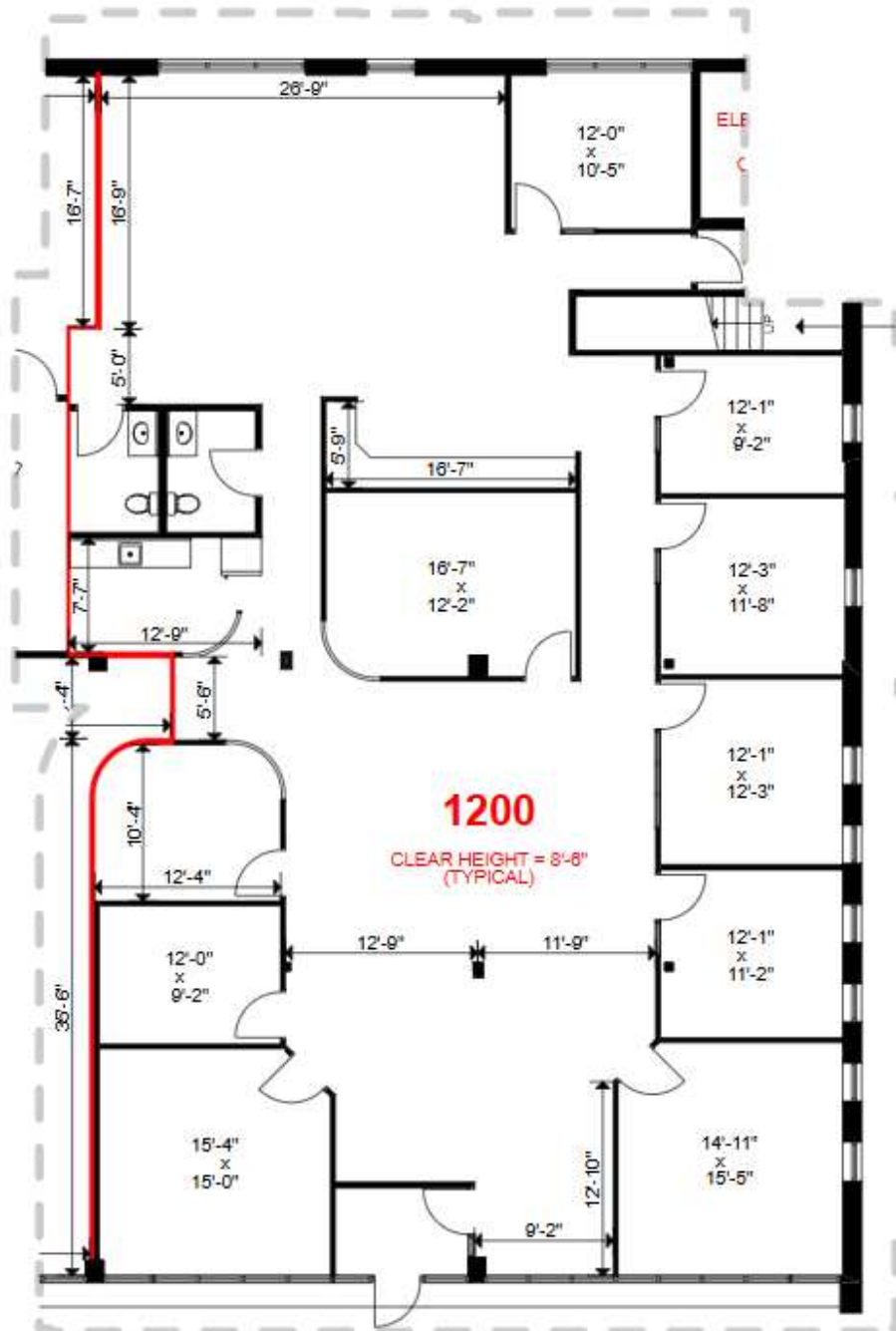
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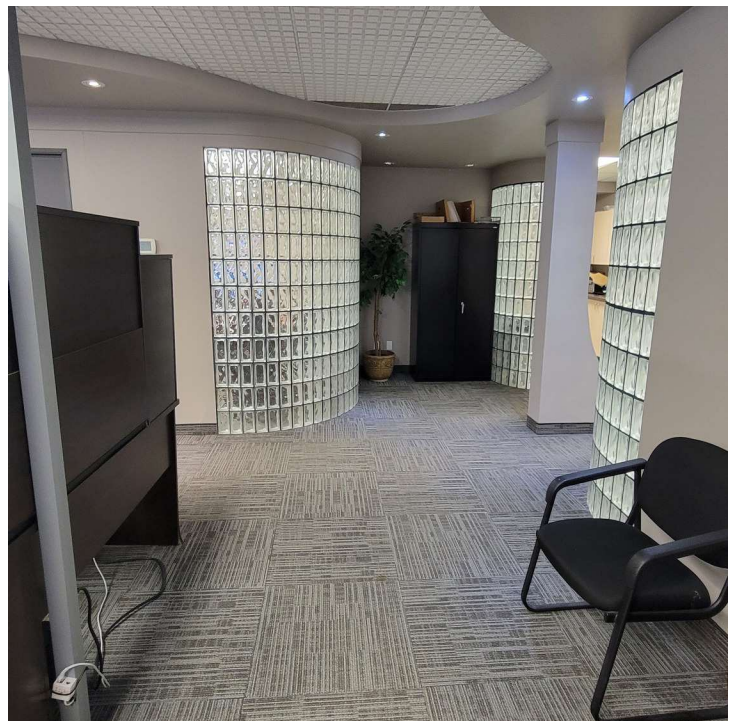
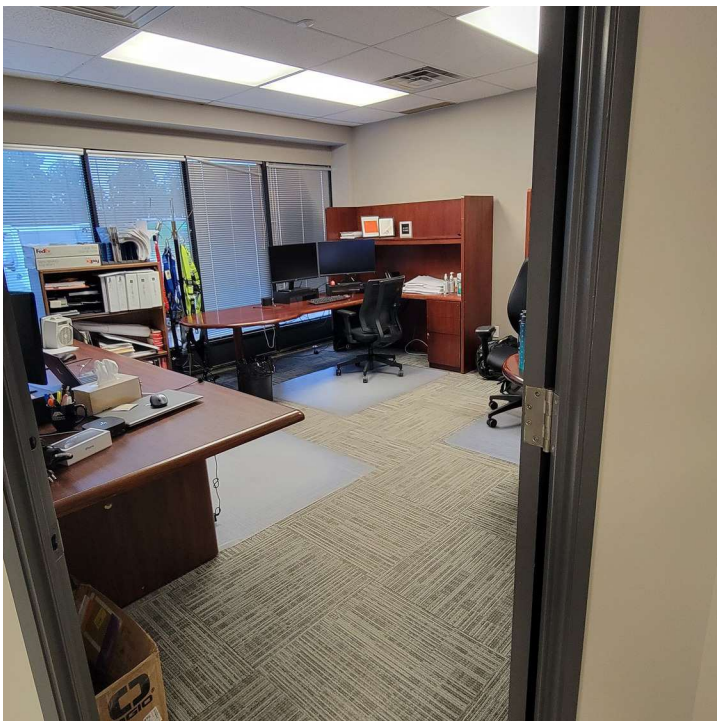
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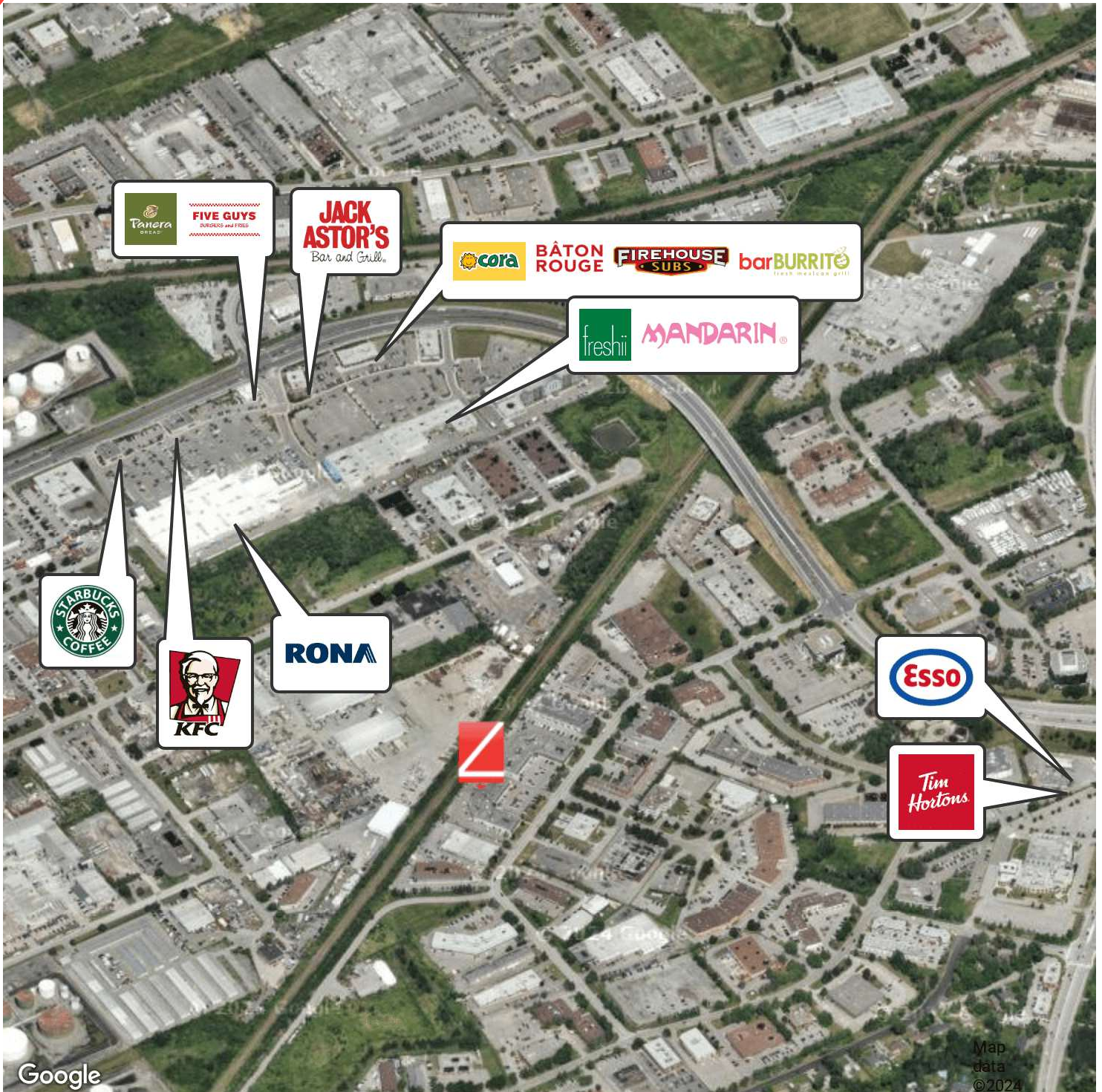
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Retailer Map



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