

**SUITES 150 & 1100 -
38 ANTARES DRIVE**

OTTAWA, ON, K2E 7V2

OFFICE FOR LEASE



EXECUTIVE SUMMARY

SUITES 150 & 1100- 38 ANTARES DRIVE

OTTAWA, ON, K2E 7V2



OFFERING SUMMARY

AVAILABLE SF:	3,545 - 4,478 SF
LEASE RATE:	\$12.00 SF/yr (NNN;Gross)
ADDITIONAL RENT:	approx. \$9.57SF/yr
ZONING:	IM
PARKING:	Onsite (ratio 3 : 1,000 SF)

PROPERTY OVERVIEW

Second floor office space available for lease. Suite 150 measures approx. 3,545 SF and features eight (8) enclosed offices, kitchenette and staff room, large boardroom, open workspace/classroom, two (2) in-suite washrooms, and private entrance from parking lot.

Suite 1100 measures approx. 4,478 SF and features ten (10) enclosed offices, boardroom, storage room, kitchenette, open workspace, and two (2) in-suite washrooms.

This accessible building provides amazing opportunities for large or small businesses looking to grow in an established business park, just off of West Hunt Club Road.

PROPERTY HIGHLIGHTS

- High visibility from Antares Drive
- 8' Ceiling height
- Pylon and lobby signage opportunity
- Elevator Access to second (2nd) floor office space
- Utilities included in Additional Rent

AVAILABLE SPACES

SUITES 150 & 1100- 38 ANTARES DRIVE
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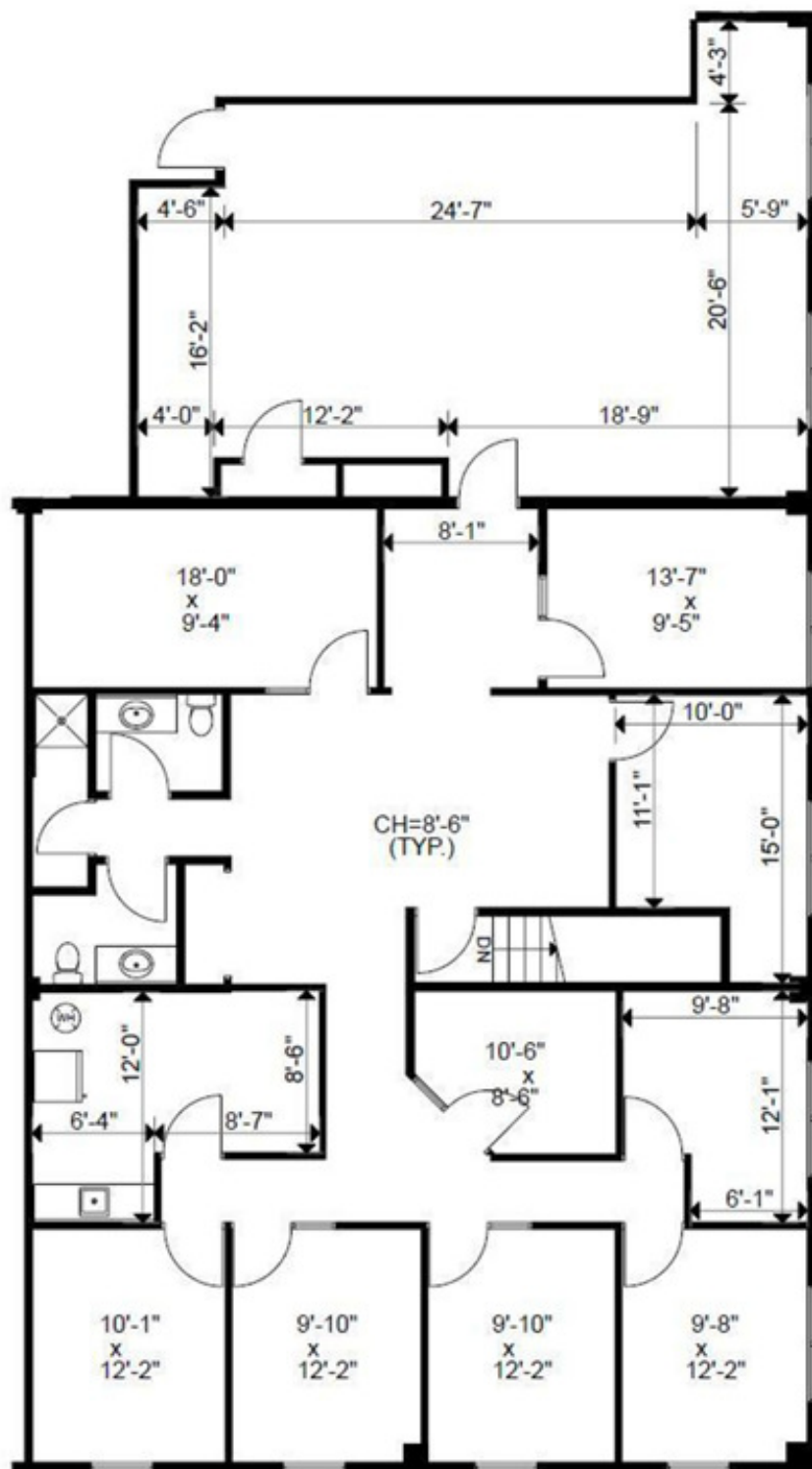
SPACES	LEASE RATE	SPACE SIZE
Suite 150	\$12.00 SF/yr	3,545 SF
Suite 1100	\$12.00 SF/yr	4,478 SF

FLOOR PLANS

SUITES 150 & 1100- 38 ANTARES DRIVE

SECOND LEVEL

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SECOND LEVEL
UNIT #150

FLOOR PLANS

SECOND LEVEL

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SECOND LEVEL
UNIT #1100

ADDITIONAL PHOTOS

SUITES 150- 38 ANTARES DRIVE

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ADDITIONAL PHOTOS

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RETAILER MAP

SUITES 150 & 1100- 38 ANTARES DRIVE

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WITHIN WALKING DISTANCE

- RONA
- KFC
- Starbucks
- Tim Hortons
- Esso
- Panora Express
- Five Guys
- Jack Astor's
- Cora
- Baton Rouge
- Firehouse Subs
- BarBURRITO
- Freshii
- Mandarin

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THANK YOU



We would love to tour the property and discuss a leasing opportunity.

Please contact one of our representatives, and we can get started!

CONTACT

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