

FOR LEASE

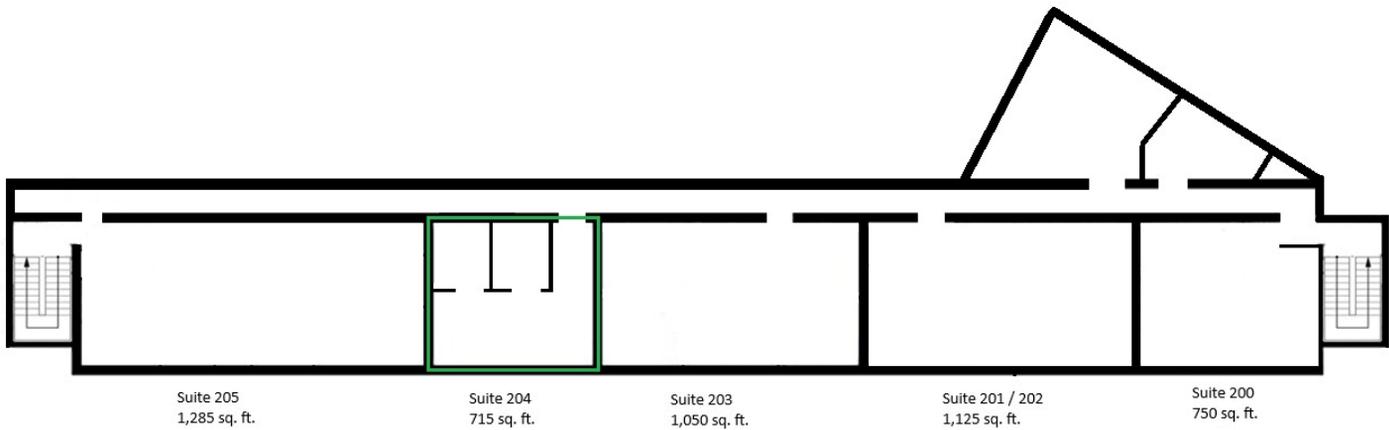
OFFICE SPACE

46 Antares Drive, Suite 204, Nepean, ON K2E 7Z1

## LEASE DETAILS

- ❖ Total area is 715 sq. ft.
- ❖ Rental Rate: \$834.17 per month
- ❖ Additional Rent: \$834.17 per month
- ❖ Consists of two enclosed offices and a balance is open work area
- ❖ Lots of natural light provided by continuous window band
- ❖ Pylon signage available
- ❖ Available December 1<sup>st</sup>, 2025





**Not to Scale**

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## ADDITIONAL RENT INCLUDES:

- ❖ General Maintenance & Repair
- ❖ Management & Administration
- ❖ Common Area Cleaning
- ❖ HVAC maintenance
- ❖ Real Estate Taxes
- ❖ Water & Sewer
- ❖ Snow Removal
- ❖ Insurance
- ❖ Landscape
- ❖ Hydro
- ❖ Gas

Recoverable cost are estimated at  
\$834.17 per month for year ending  
December 31, 2025

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