

# FOR LEASE

38 ANTARES DRIVE

Ottawa, ON K2E 7V2



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### OFFERING SUMMARY

Available SF :	3,545 - 4,478 SF
Net Rent:	\$14.00 SF/yr (NNN)
Additional Rent:	approx. \$9.57 SF/yr

### PROPERTY OVERVIEW

Second floor 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, two (2) in-suite washrooms, and private entrance from parking lot. Suite 1100 measures approx. 4,478 SF and features eight (8) 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

- Ample onsite parking (ratio 3 : 1,000 SF)
- Pylon and lobby signage opportunity
- Elevator access to second floor office suites
- Utilities included

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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. \$9.57 PSF + HST. Available upon 60 days notice.
Suite 450 (Industrial Flex)	-	2,074 SF	NNN	\$16.50 SF/yr	LEASED
Suite 1000 (Industrial Flex)	-	6,400 SF	NNN	\$16.50 SF/yr	LEASED
Suite 1100 (Office)	Available	4,478 SF	NNN	\$14.00 SF/yr	Additional Rent approx. \$9.57 PSF + HST.
Suite 1200 (Industrial Flex)	-	4,245 SF	NNN	\$16.50 SF/yr	LEASED

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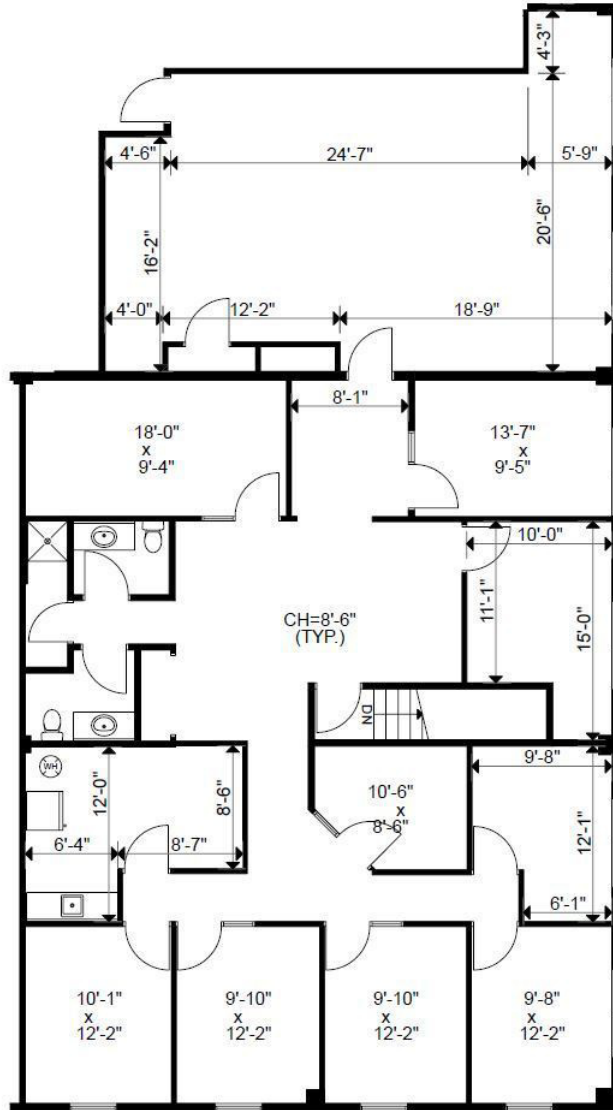
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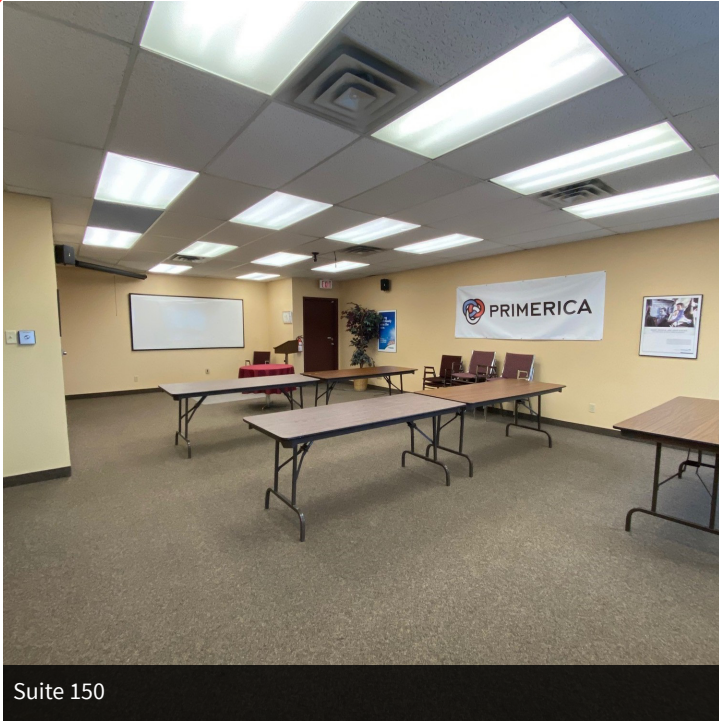
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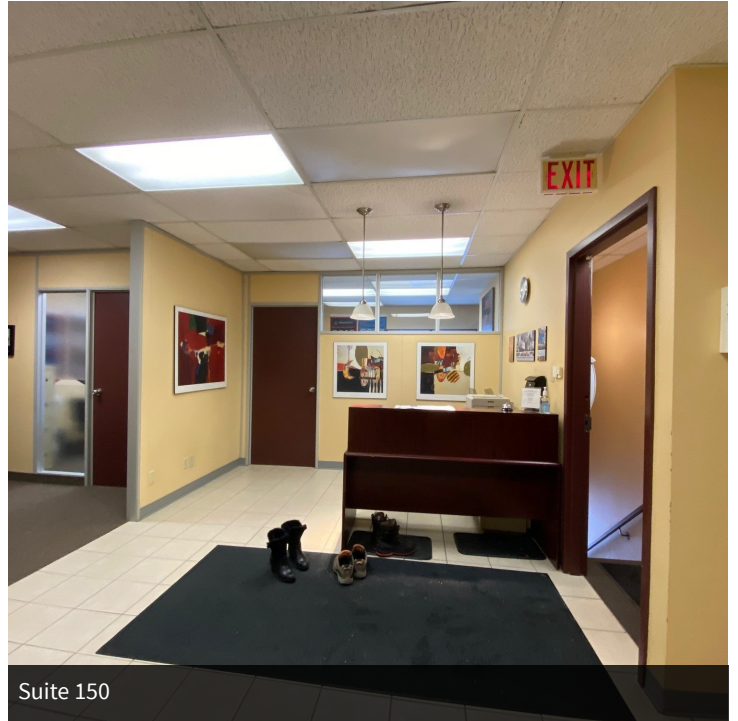
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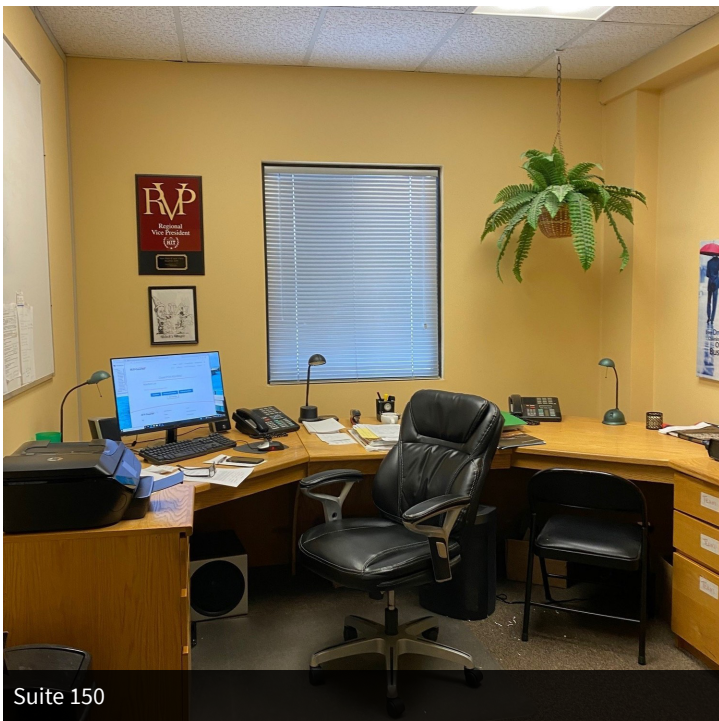
Photos - Suite 150



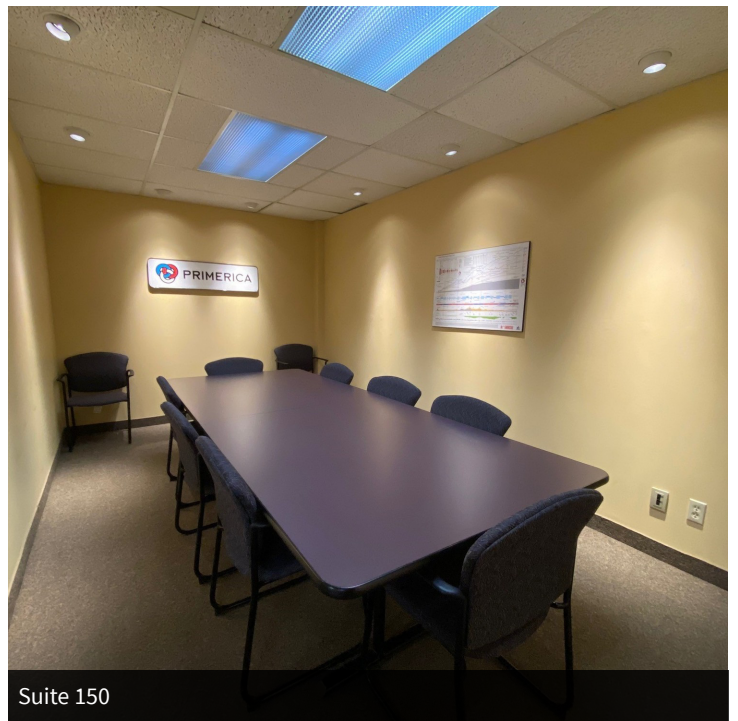
Suite 150



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Floor Plan - Suite 1100



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Photos - Suite 1100



Suite 1100



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Retailer Map



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