

OFFICE SPACE

**34 CAPITAL DRIVE
OTTAWA, ONTARIO**

BUILDING FEATURES

- Office space 2,100 sq. ft.
- Net Rent \$ 2,975.00 per month
- Recoverable Costs: \$ 1,137.50 per month
- Funky 2nd floor office space
- Wide open office split by washroom and kitchen
- Two glass wall private offices at the back of the space
- Lots of natural light
- A must-see space

LEASE DETAILS

ADDRESS	34 CAPITAL DRIVE Ottawa, ON
RENTAL RATE PER MONTH	\$2,975.00
OFFICE SF	2,100 SF
LEASE TERM	3 – 5 YEARS
ZONING CODE	1P (178)
OCCUPANCY	MAY / JUNE 2023
PROPERTY TYPE	OFFICE SPACE



GEOFFREY H. GODDING CPM

Senior VP / Sales Representative
Capworth Commercial Realty
Brokerage Corporation
Direct # 613.720.1186
Main Office# 613.663-2549 ext. 4
Email: geoffg@bell.net

Main Office:
1390 Prince of Wales Drive,
Suite 106, Ottawa, Ontario K2C 3N6
Geoff Office:
430 Hazeldean Road,
Suite 222, Kanata, ON. K2L 1T9



ADDITIONAL RENT INCLUDES:

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

Recoverable costs are estimated at \$1,137.50 per month for the year ending December 31, 2023.

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CAPWORTH for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CAPWORTH in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CAPWORTH.