

#### Office Space For Lease 57 Auriga Drive, Ottawa, ON

#### Space Highlights

- 3,838 sf approx. of available office space. (Can be sub-divided into 2,157 sf and 1,682 sf )
- Turnkey office space available in Rideau Heigths Business Park close to Hunt Club Road
- Currently has a reception-waiting area. Four(4) open offices.
  Three (3) closed offices. One (1) Server room, Kitchen and Boardroom. Two (2) Common washrooms
- Parking available

Avison Young Commercial Real Estate Services, LP, Brokerage | 45 O'Connor Street, Suite 800 | Ottawa, ON K1P 1A4 | +1 613 567 2680 | avisonyoung.ca

# Get more information

#### David A. MacLeod

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#### Giorgio DiNardo

Sales Representative, Vice-President D +1 613 696 2763 giorgio.dinardo@avisonyoung.com



Platinum member

### Floor Plan

### **Office Space For Lease** 57 Auriga Drive, Ottawa, ON

| Address:        | 57 Auriga Drive, Ottawa, ON<br>K2E 8B2              |
|-----------------|---|
| Location:       | Located corner of Auriga<br>Drive and Antares Drive |
| Year Built:     | 1990  |
| Building Size:  | 24,207 sf   |
| Available Area  | 3,838.78 sf   |
| Divisable:      | Suite 104 = 2,157.16 sf<br>Suite 103 = 1,682.62 sf  |
| Asking Net Rent | \$16.00 psf   |
| Additional Rent | \$13.40 psf<br>in-suite cleaning extra              |
| Parking:        | ratio 3.5/1000 sf                                   |
| Occupancy       | August 1, 2024                                      |

Key Highlights







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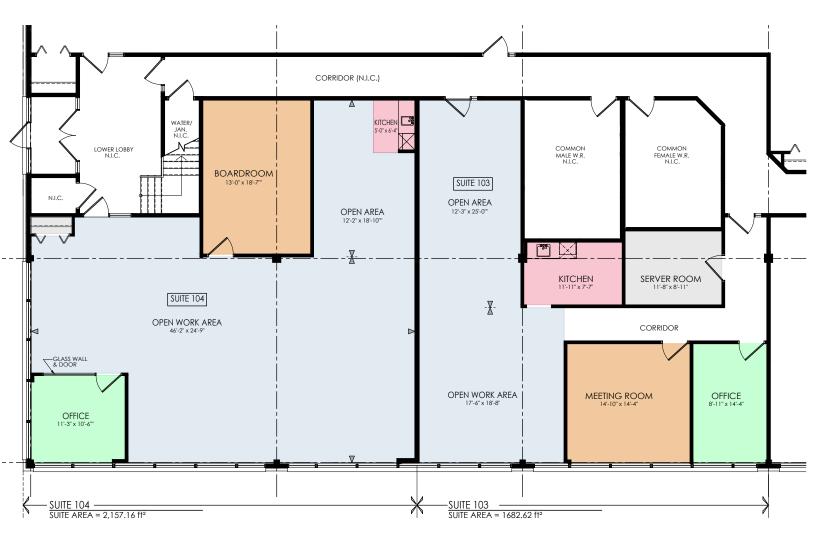
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#### Floor Plan

## **Office Space For Lease** 57 Auriga Drive, Ottawa, ON

Total available sf = 3,839.78 sf

Can be sub-divided in: Suite 104 = 2,157.16 sf Suite 103 = 1,682.62 sf



Floorplan not to scale

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### Gallery

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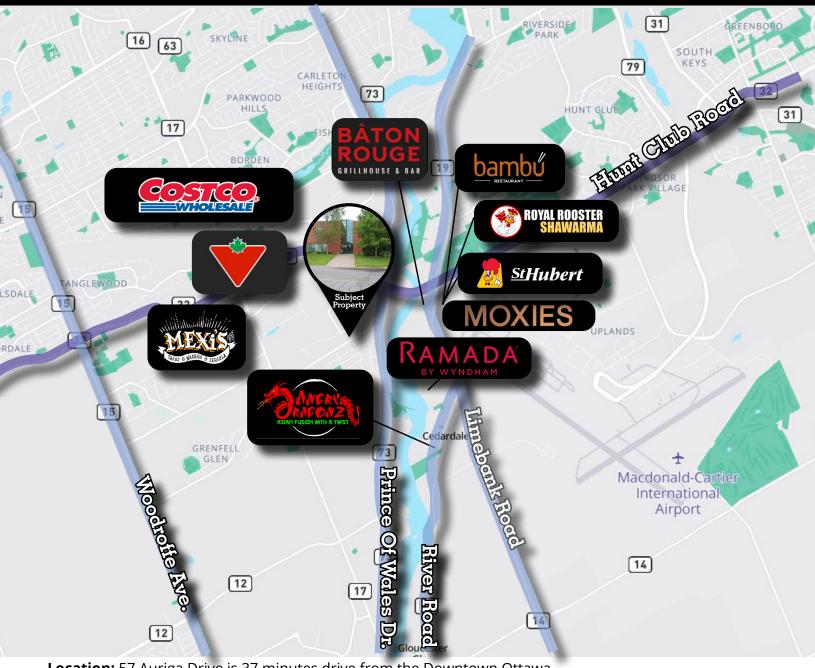
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### Map

### **Office Space For Lease** 57 Auriga Drive, Ottawa, ON



Location: 57 Auriga Drive is 37 minutes drive from the Downtown Ottawa.

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