



FOR LEASE

80 BENTLEY AVENUE

OTTAWA, ONTARIO

BUILDING FEATURES

- Ground floor office space
- Reception, lunch / break room
- 4 private office and storage
- Building signage possible
- In-Suite private washroom
- Parking directly in front of the ground floor unit

LEASED DETAILS

SIZE	1,377 SF
RENTAL RATE	\$1,377.00 per month
ADDITIONAL RENT	\$1,147.50 per month
LEASED TERM	3 – 5 Years
ZONING CODE	IH
OCCUPANCY	Vacant
PROPERTY TYPE	Office Space



ADDITIONAL RENT INCLUDES

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

Additional rent is estimated at \$1147.50 for the year ending December 31, 2023.



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