

**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**

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



## GEOFFREY H. GODDING CPM

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## 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.

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