



35

FITZGERALD
NEPEAN, ONTARIO

FOR LEASE

AVAILABILITIES

Up to ~ 66,000 sq.ft.
of contiguous space available

Suite 200* = 13,626 sq.ft.

Suite 300* = 13,629 sq.ft.

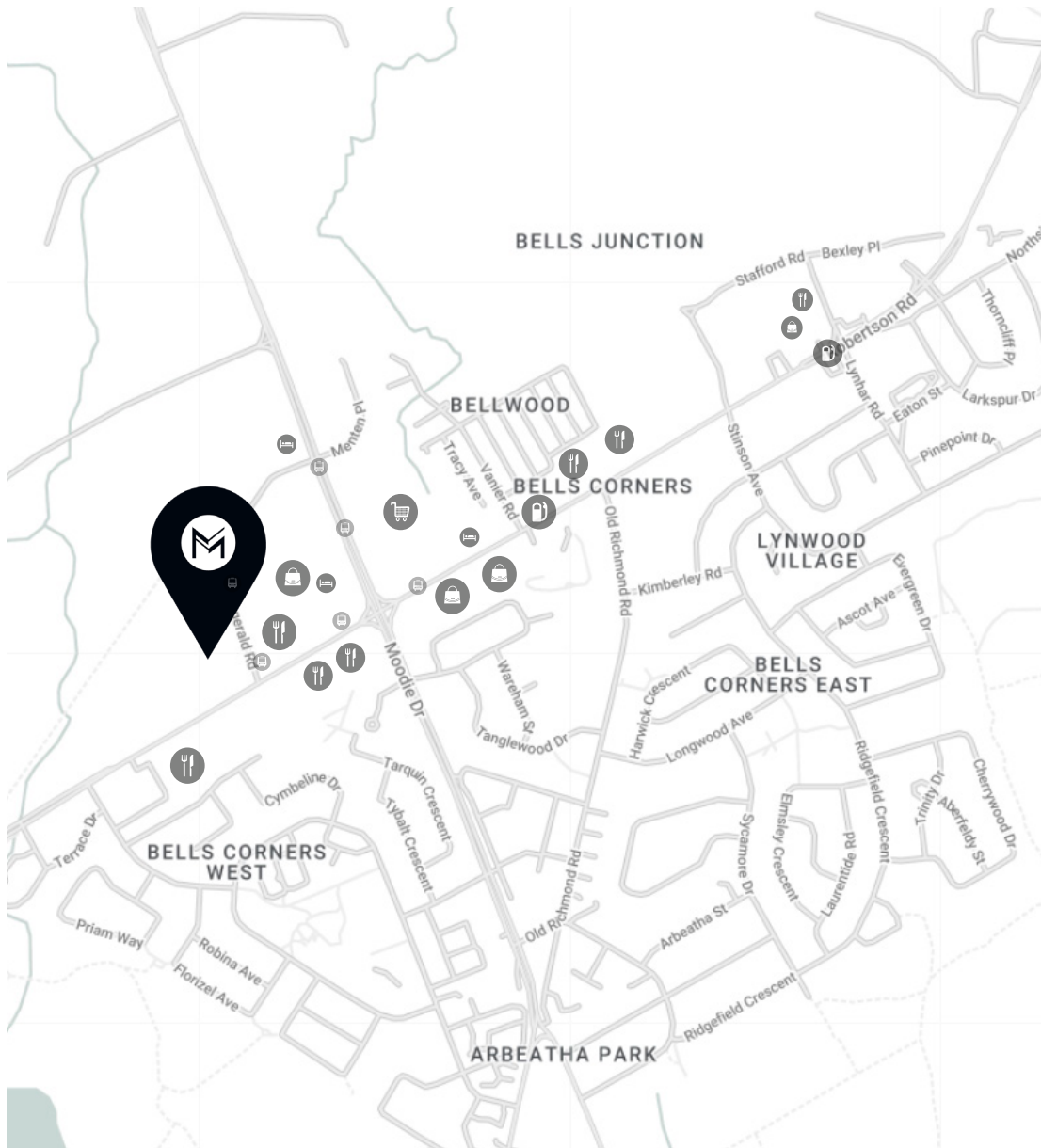
Suite 400* = 13,626 sq.ft.

Suite 500* = 13,626 sq.ft.

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PROPERTY

SURROUNDING AREAS



35 FITZGERALD, NEPEAN

NET RENT	CAM	TAXES	TOTAL ADDITIONAL RENT
Please contact agent	\$10.21	\$5.04	\$15.25

FEATURES			
Year built	2001		
Building type	Office		
Number of floors	5-storey		
Floor area	66,428 sq. ft.		
Parking space	163 outdoor spaces at \$74.35HST included		
Parking ratio	2.5/1,000 sq. ft.		
Fire protection	Edwards E.S.T. 2 Panels		
Elevator	Two Thyssen elevators –Traction elevators Chubb –card swipe control access to building and 4th floor		
Public transit	Public transit nearby		
Cetification	BOMA BEST Certified GREEN (Best Practices).		

LEASING INQUIRY

John Esposito

Senior Director of Leasing

jesposito@groupemach.com

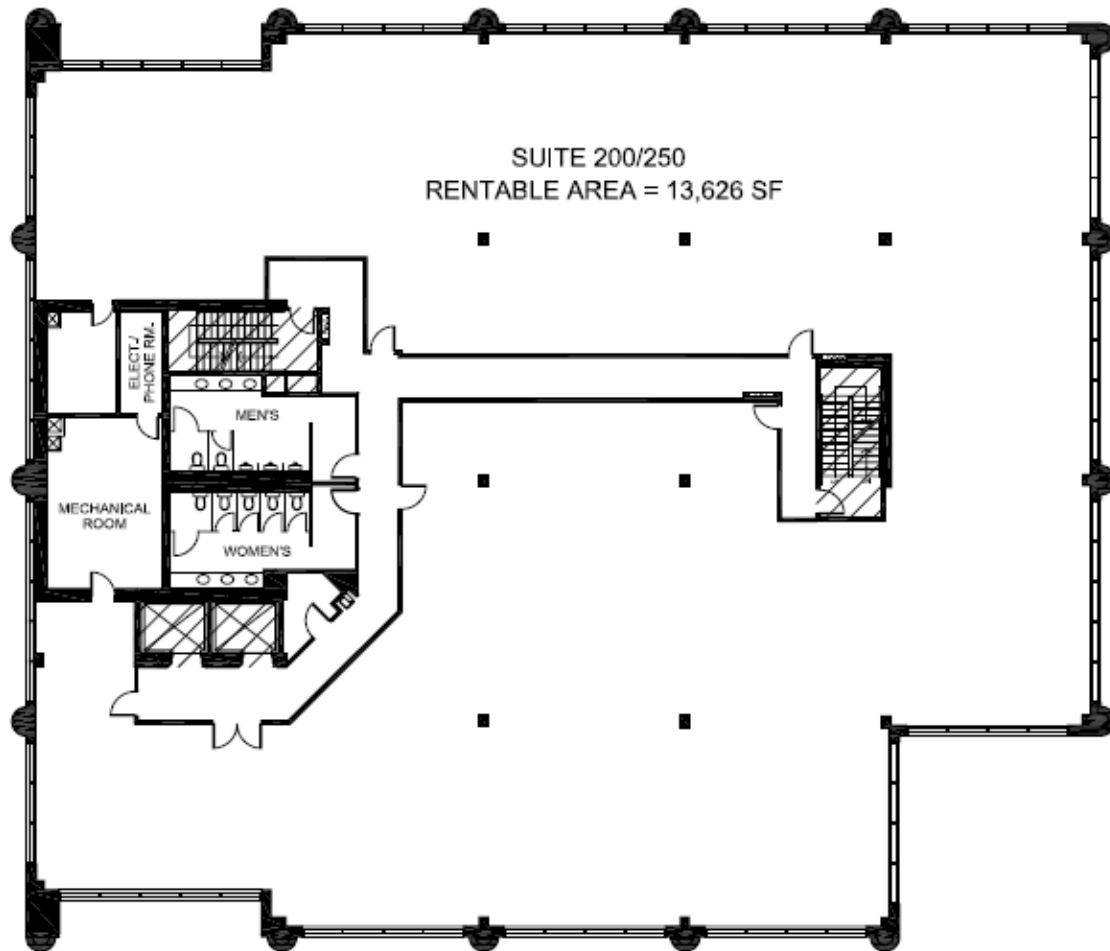
Max Francischiello, MBA

Senior Vice-President, Leasing

mfrancischiello@groupemach.com

FLOOR PLAN

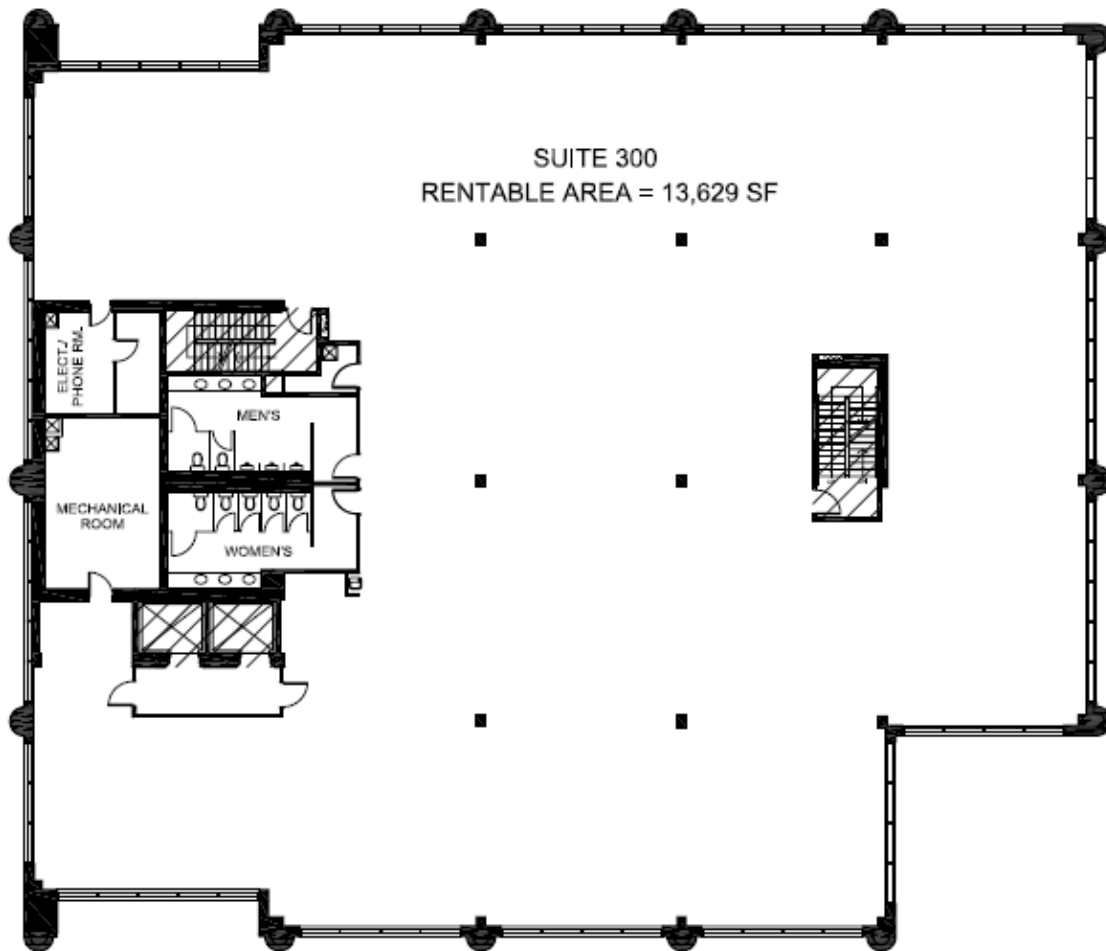
SECOND FLOOR



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FLOOR PLAN

THIRD FLOOR

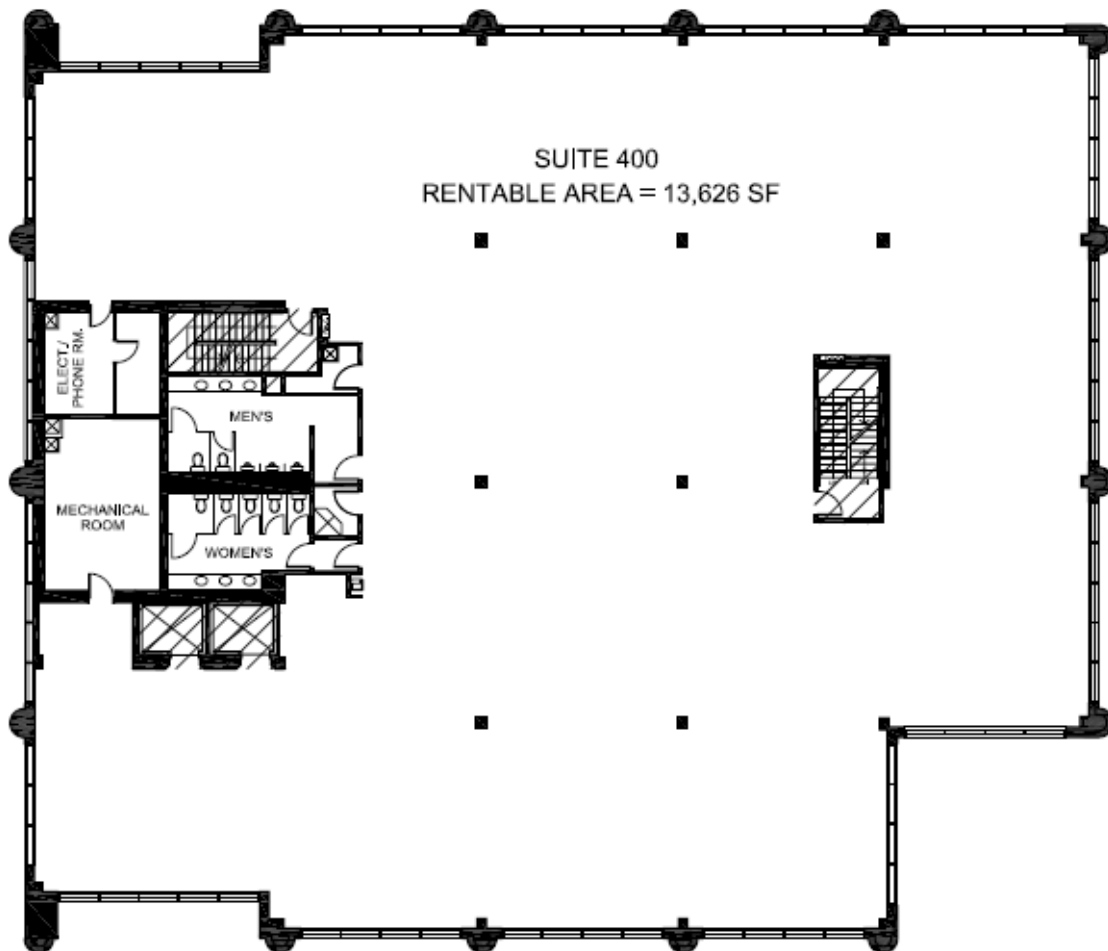


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FLOOR PLAN

FOURTH FLOOR



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FLOOR PLAN

FIFTH FLOOR

