

# 35 Fitzgerald Road, Nepean, ON, K1H 1C3

5-Storey suburban office building built in 2001 on 2.87 acre site. The building is constructed with a cast-in-place concrete slab-on-grade and steel frame support structures, supporting composite floors and metal roof decks.

The exterior walls of the building consist of metal cladding and curtain wall glazing on all elevations. Located on Fitzgerald Road, between Moodie Drive and Robertson Road in Bells Corners area.

## Building characteristics

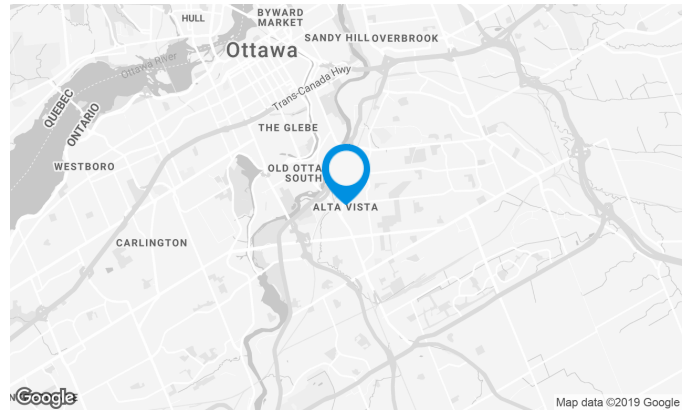
TOTAL LEASING AREA	64,000 ft <sup>2</sup>
YEAR OF CONSTRUCTION	2001
NUMBER OF FLOORS	5
ELEVATORS	2
SPRINKLERS	Yes
HVAC HOURS	from 6 am to 6 pm
SECURITY	Access card system to the building.

## BUILDING ACCESSIBILITY

OUTDOOR PARKING	163
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## AWARDS

Boma Best

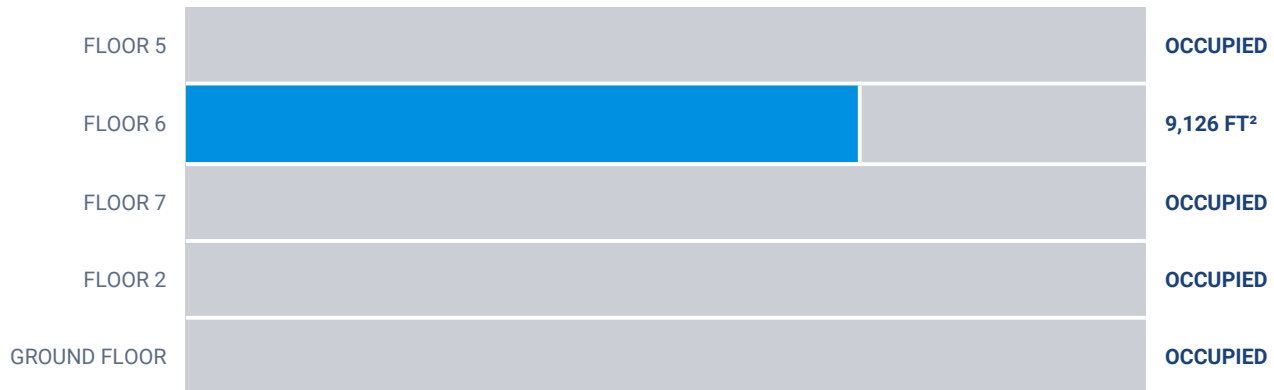


**Justin Levine**

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**Superficie locative disponible de 9,126 ft<sup>2</sup>**



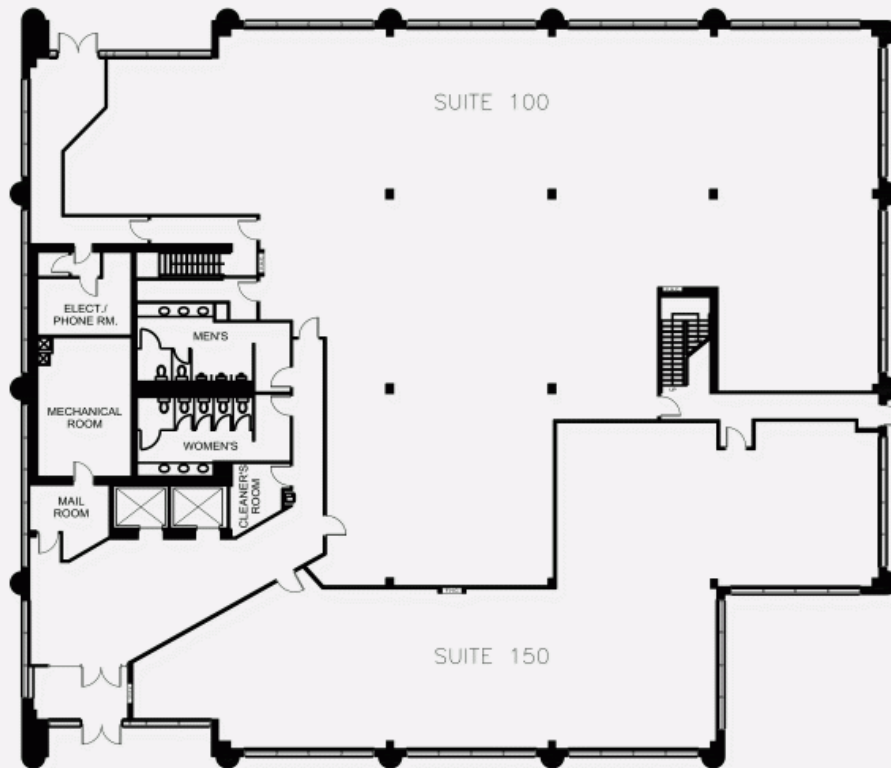
List of available offices

SUITE	FLOOR	AVAILABILITY	AREA
Suite #400	4	Immediate	9,126 ft <sup>2</sup>

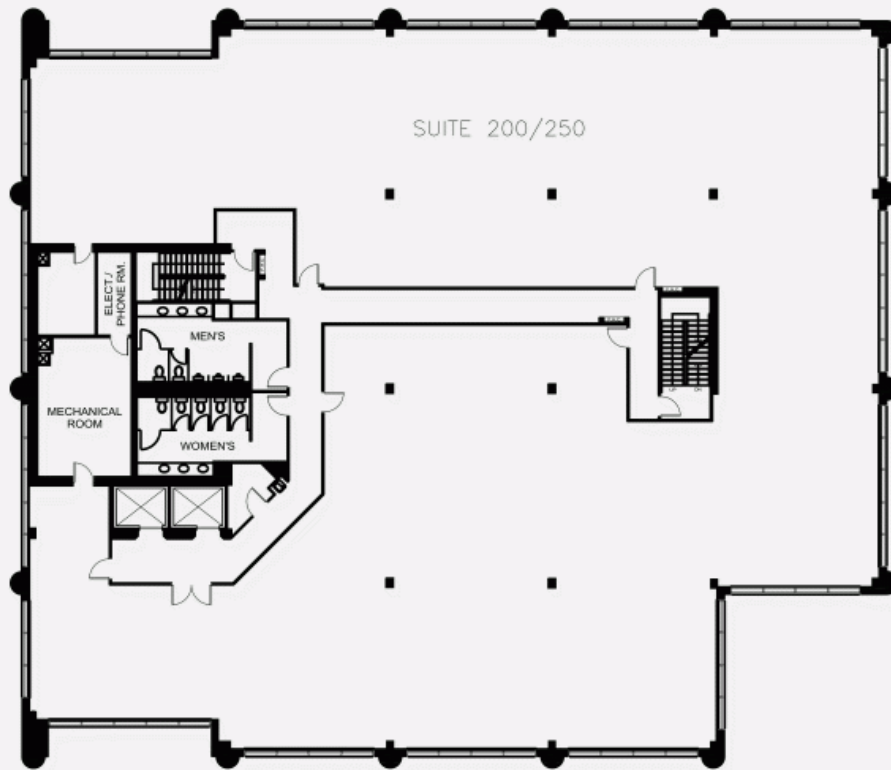
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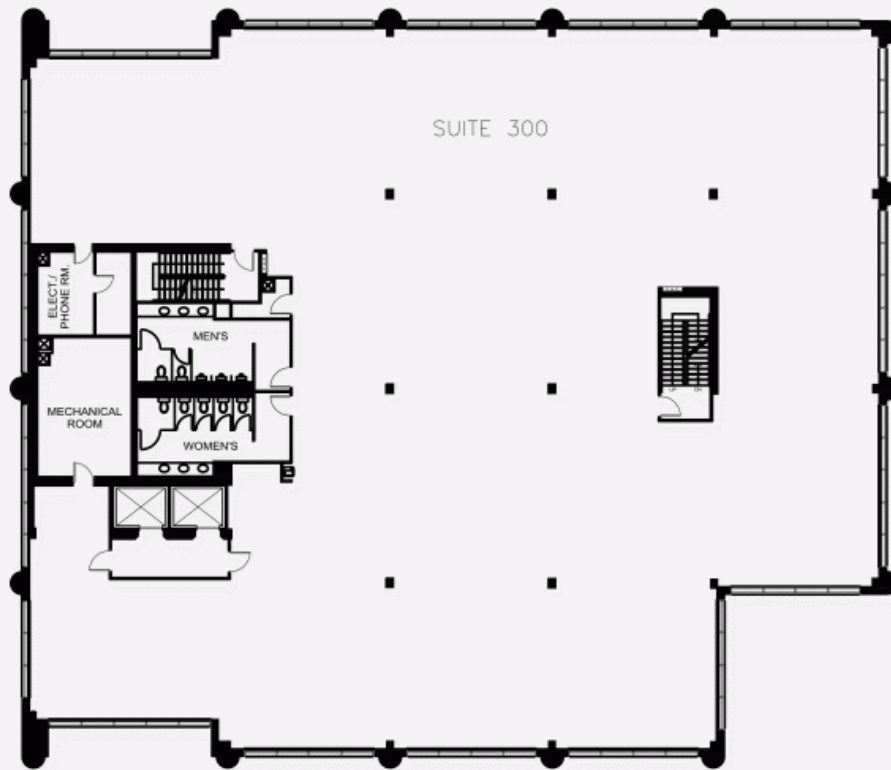
RDC PLAN



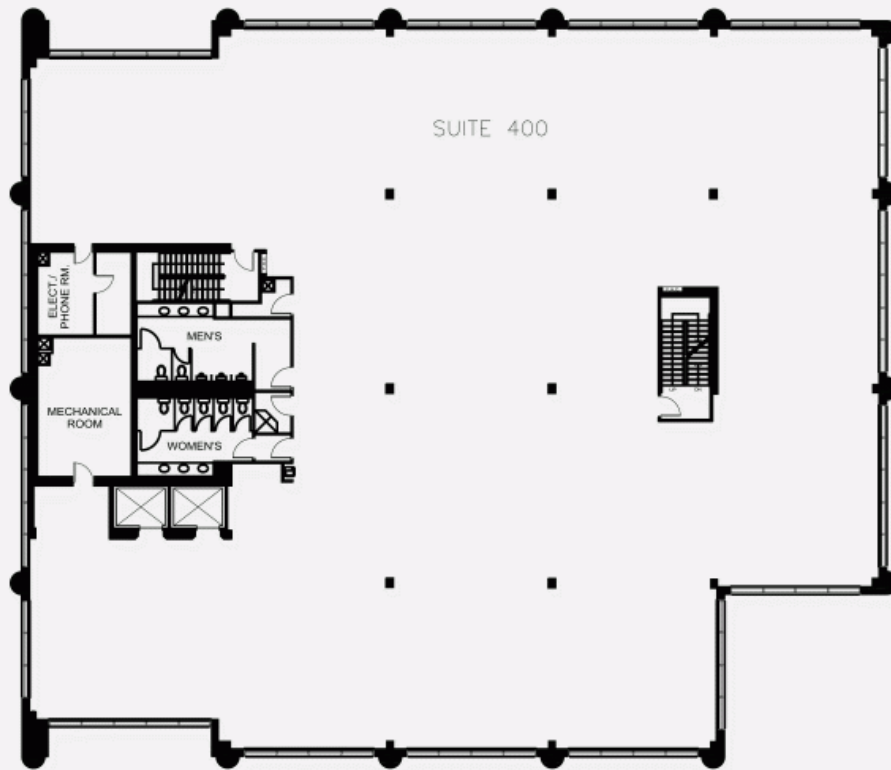
FLOOR 2 PLAN



FLOOR 7 PLAN



FLOOR 6 PLAN



FLOOR 5 PLAN

