

53 AURIGA DRIVE

FOR LEASE



 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF:	1,644 - 21,895 SF
Lease Rate:	\$16.00 PSF
Additional Rent:	Approx. \$12.50 PSF

PROPERTY OVERVIEW

Turnkey office space for lease in a Class 'A' freestanding office building located off Hunt Club Road. Many sizes of suites available across two floors that range from approx. 1,644 sq ft to the entire building with approx. 21,895 sq ft. The newly built-out spaces include a mix of closed offices, open floor space, boardrooms, kitchenettes and washrooms. Plenty of windows provide natural light to this space with updated carpet, lighting and window coverings. Ample onsite parking and bus access nearby. Building is in close proximity to the Ottawa International Airport and amenities along Merivale Road. Flexible lease terms and up to 6 months free net rent. Contact listing agent for details.

PROPERTY HIGHLIGHTS

- Parking ratio of 3 per 1,000 SF
- Front and rear entrances
- Utilities included
- Available immediately
- Many amenities nearby including Costco, Starbucks, RONA+, Panera Bread, Cora, T&T Supermarket, Merivale Mall and more.

JOHN ZINATI

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TANYA WOLFGRAM

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53 AURIGA DRIVE OTTAWA, ON K2E 8C3

Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Full Building	Available	21,895 SF	NNN	\$16.00 SF/yr	Additional rent approx. \$12.50 PSF
Main Floor	Available	10,948 SF	NNN	\$16.00 SF/yr	Additional rent approx. \$12.50 PSF
2nd Floor	Available	10,947 SF	NNN	\$16.00 SF/yr	Additional rent approx. \$12.50 PSF
Suite 1	Available	2,187 SF	NNN	\$16.00 SF/yr	Additional rent approx. \$12.50 PSF
Suite 2	Available	1,644 SF	NNN	\$16.00 SF/yr	Additional rent approx. \$12.50 PSF
Suite 3	Available	6,308 SF	NNN	\$16.00 SF/yr	Additional rent approx. \$12.50 PSF
Suite 4	Available	5,123 SF	NNN	\$16.00 SF/yr	Additional rent approx. \$12.50 PSF
Suite 5	Available	6,633 SF	NNN	\$16.00 SF/yr	Additional rent approx. \$12.50 PSF

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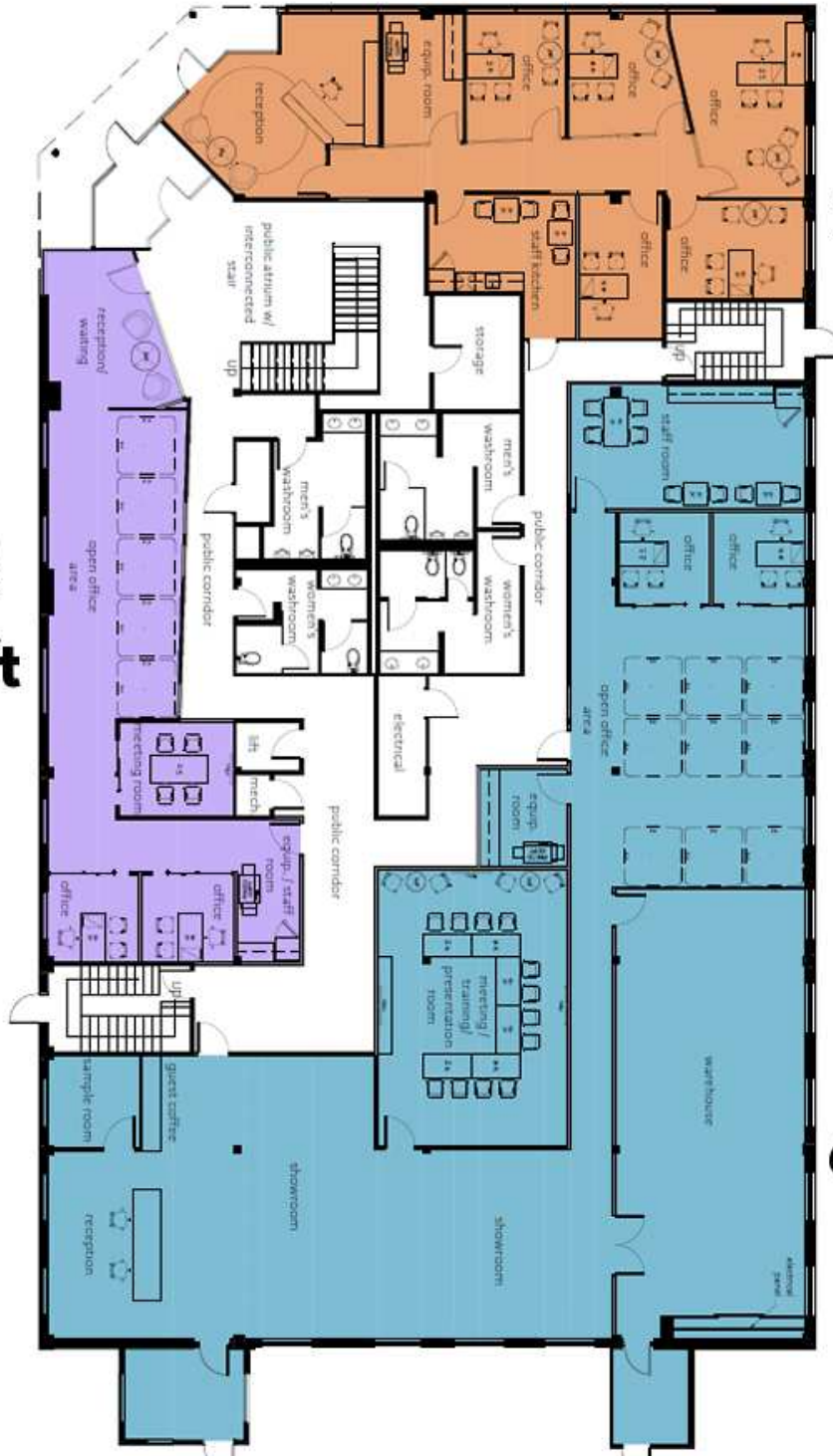
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Unit 2
1,644 sqft



Unit 1
2,187 sqft

Unit 3
6,308 sqft

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Unit 4
5,123 sqft



Unit 5
6,633 sqft

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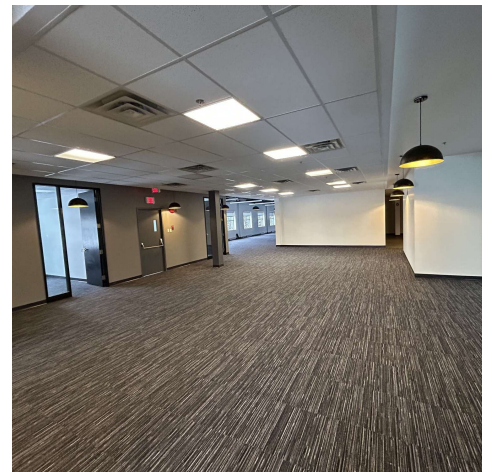
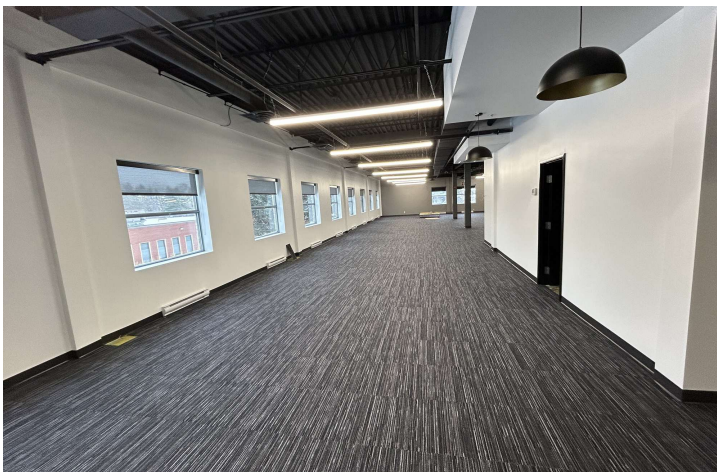
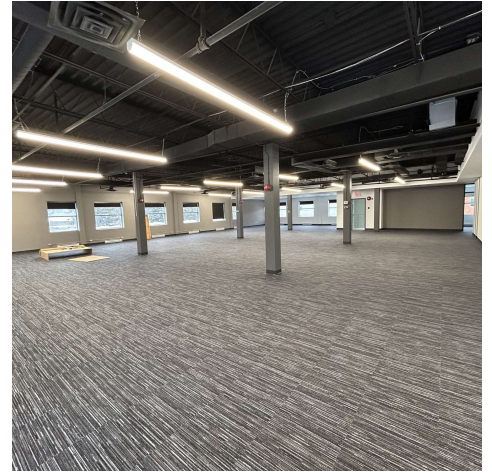
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Additional Photos



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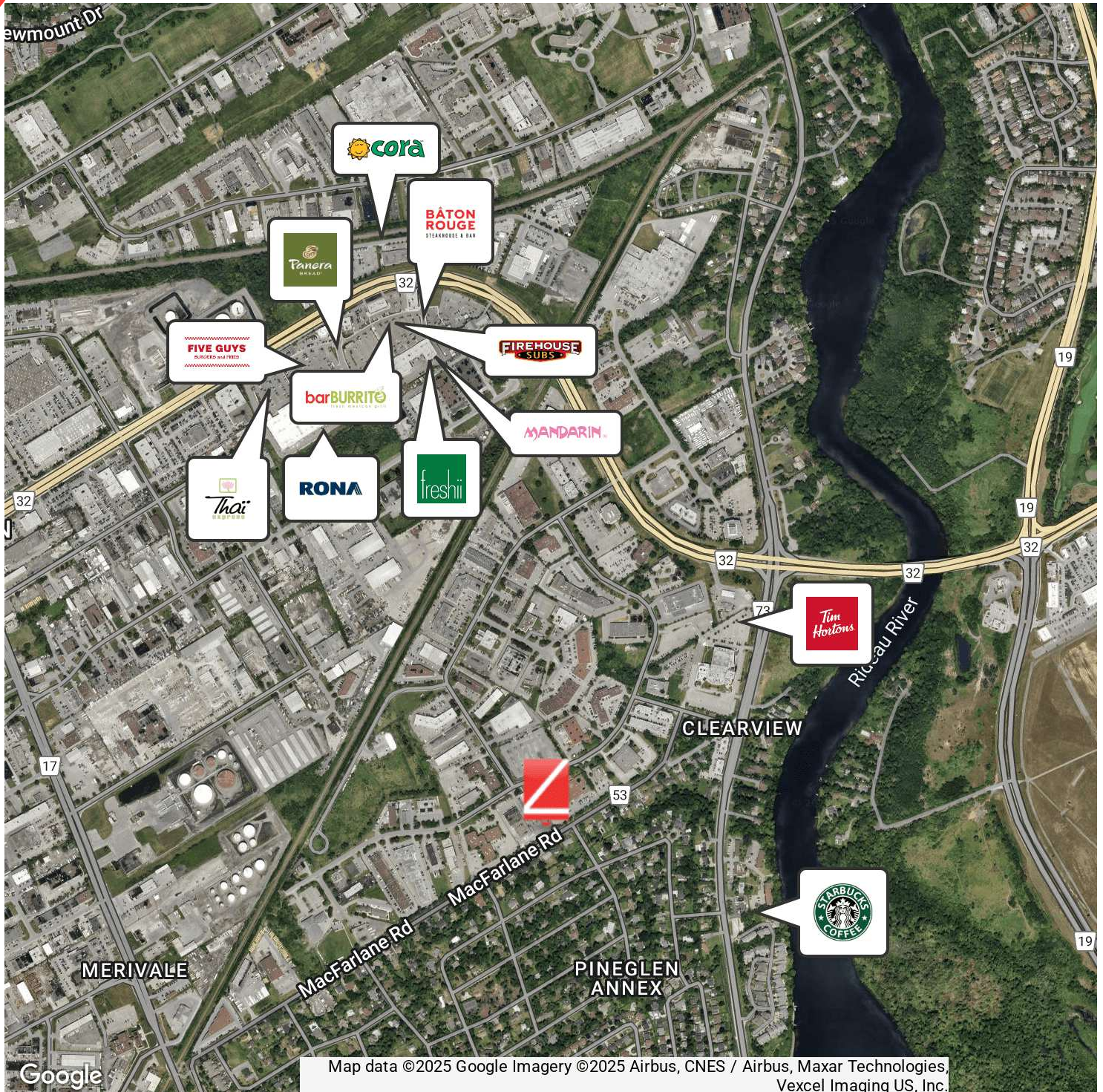
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Retailer Map



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