

OFFICE SPACE  
FOR LEASE

# 14

## CONCOURSE GATE

Nepean, Ontario

**Suite A200**  
**3,735 sq.ft.**

**LEE LACOMBE**, Leasing Manager  
Colonnade BridgePort Realty Inc. Brokerage  
llacombe@colonnadebridgeport.ca  
343.633.4956



**COLONNADE  
BRIDGEPORT**

Realty Inc., Brokerage

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## LEASE DETAILS

**Rental Rate:** \$13.00/sq.ft.  
**Taxes & Operating:** \$10.22/sq.ft.  
+ utilities and cleaning

Operating costs, tax estimates and rental ranges are based on 2024 figures and are subject to change.

## OPPORTUNITY

**Unit A200 - 3,735 sq.ft.**

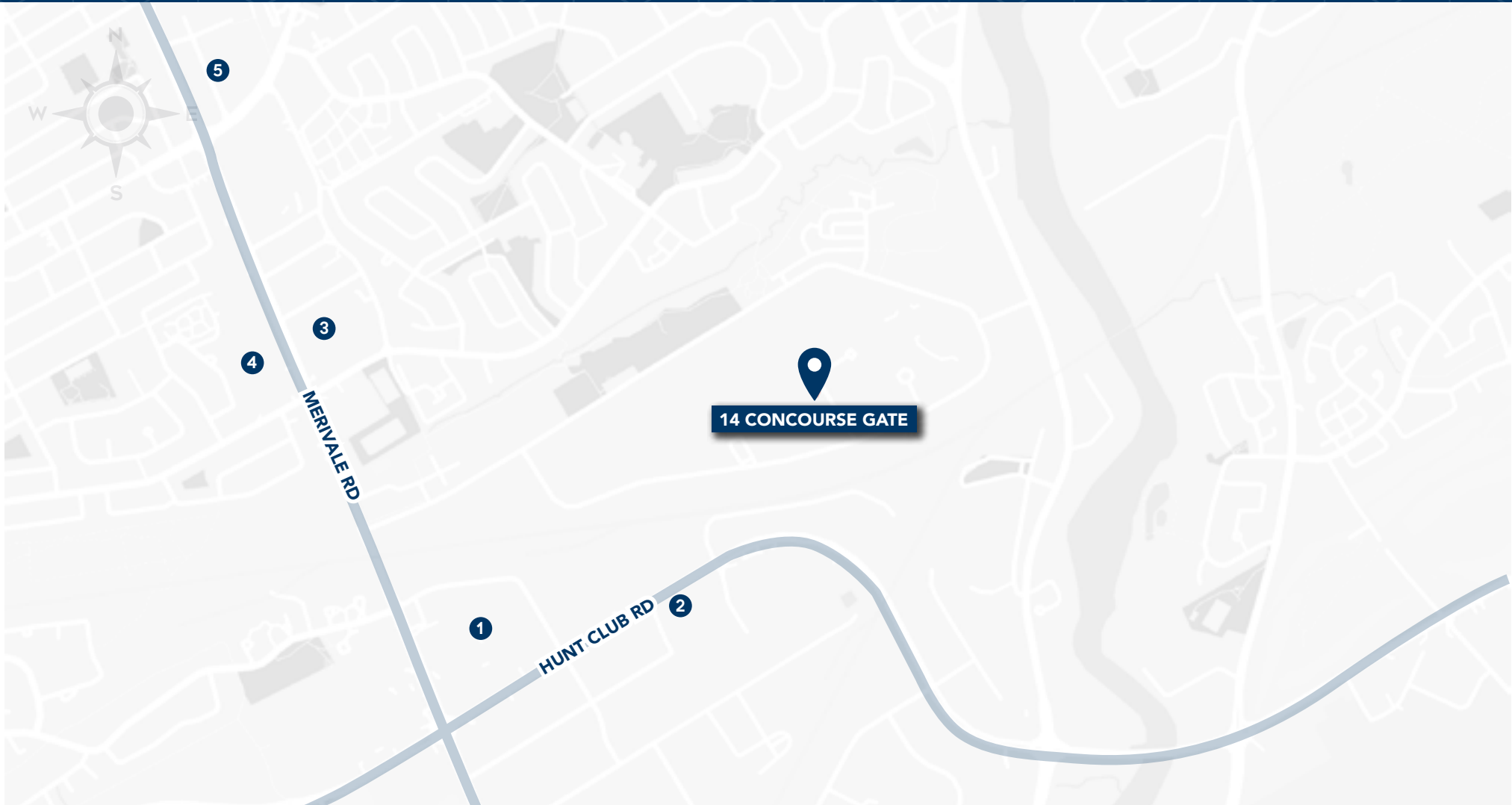
**AVAILABLE NOW**

## HIGHLIGHTS

- ✓ Single storey building
- ✓ Accessible to Merivale Rd., Prince of Wales Dr., and Hunt Club Rd.
- ✓ Enclosed office space
- ✓ Ample free parking
- ✓ 10 minutes from the airport



# AREA MAP



## 14 CONCOURSE GATE

Nepean, Ontario

- 1 Costco Wholesale
- 2 Starbucks
- 3 Best Buy

- 4 Merivale Mall
- 5 FreshCo Merivale & Meadowlands

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3,735 sq.ft.

