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COMMERCIAL REAL ESTATE & BROKERAGE

OFFICE & WAREHOUSE BUILDING
22 ANTARES DRIVE, OTTAWA, ON**OFFERING SUMMARY**

Available SF:	875 - 9,064 SF
Lease Rate:	\$12 - \$13.00 SF/YR (NET)
Building Size:	32,366 SF
Submarket:	Rideau Heights
Zoning:	IG5 - General Industrial Zone

PROPERTY HIGHLIGHTS

- Opportunity to lease office and warehouse space in desirable Rideau Heights Business Park
- Spaces available range from 875 to 5,000 SF with multiple configurations of office and warehouse space
- Tenants will benefit from renovated units featuring reception options, enclosed offices, and board rooms
- Spaces available with one to two drive in 12' x 8' overhead doors for access to warehouse/storage space with up to 16' of overhead clearance for racking.
- Location provides easy access to Hunt Club Road, public transit and close proximity to amenities.
- The smaller units include 4 parking spaces each, the larger unit includes 9.

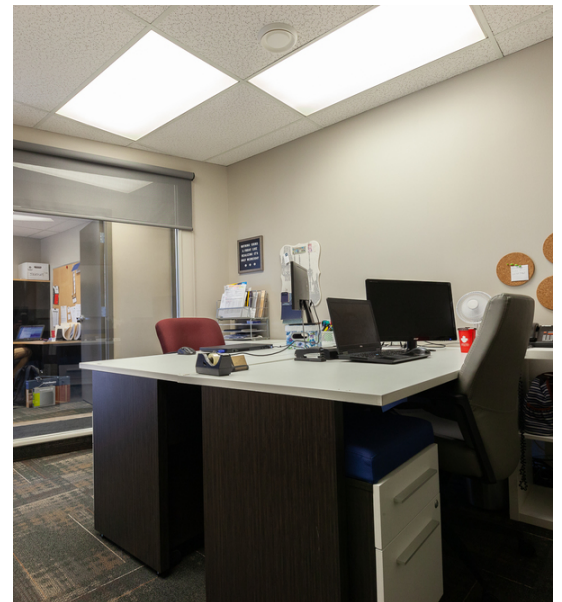


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22 ANTARES DRIVE, OTTAWA, ON K2E 7Z6



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SPACE USE	UNIT	LEASE RATE	LEASE TYPE	OPERATING COSTS	SIZE (SF)	TOTAL MONTHLY RENT
Office/Warehouse	E	\$13.00 SF/YR	NET	\$6.08 SF/YR*	5,000 SF	\$7,950
Office/Warehouse	J	\$12.00 SF/YR	NET	\$6.08 SF/YR*	1620 - 4,064 SF	\$2,440.80 - \$6,123.09
Office/Warehous	L	\$12.00 SF/YR	NET	\$6.08 SF/YR*	875 - 2,444 SF	\$1,318.33 - \$3,682.29

*These costs do not include hydro & gas. Tenants are responsible for hydro & gas for their units.

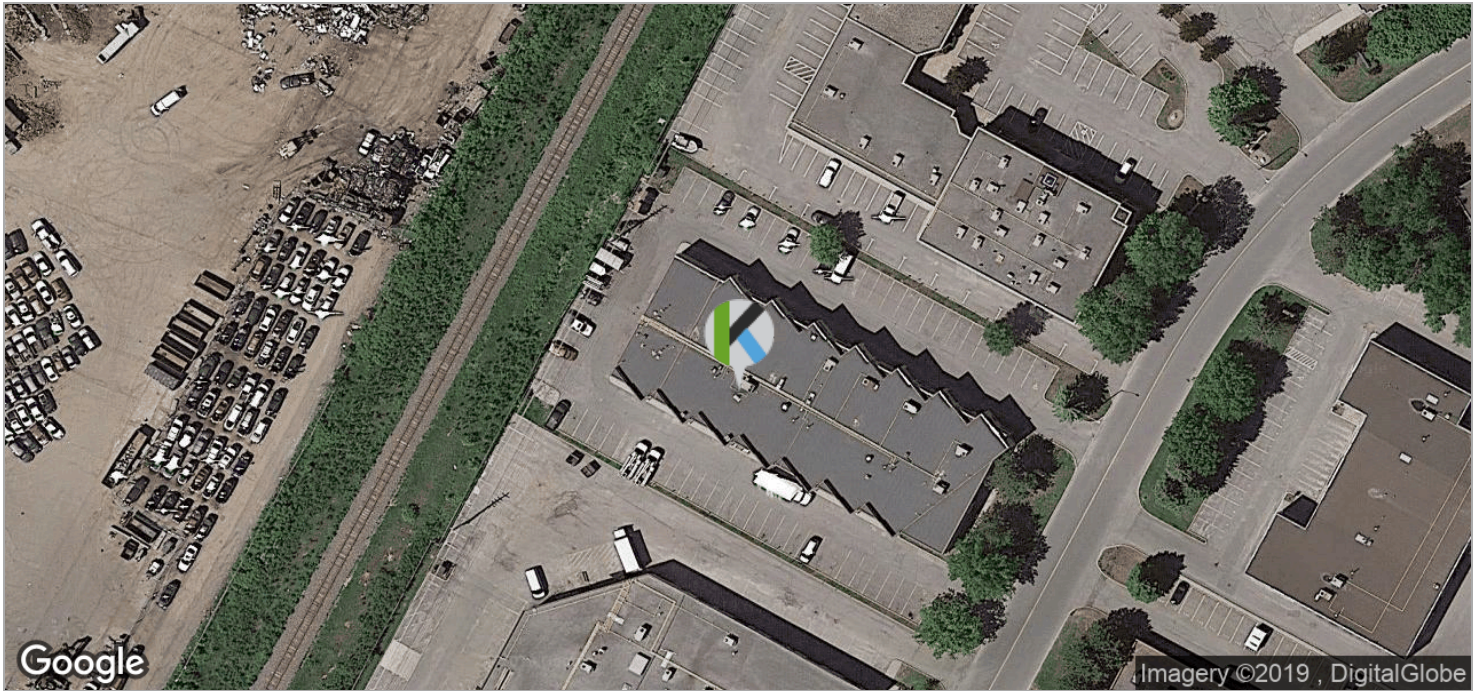


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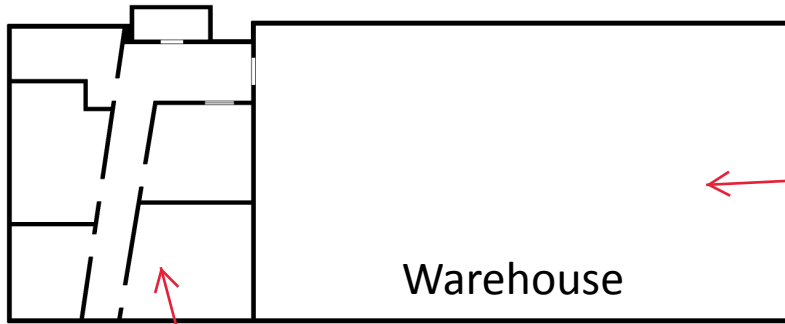


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22 ANTARES DRIVE, OTTAWA, ON



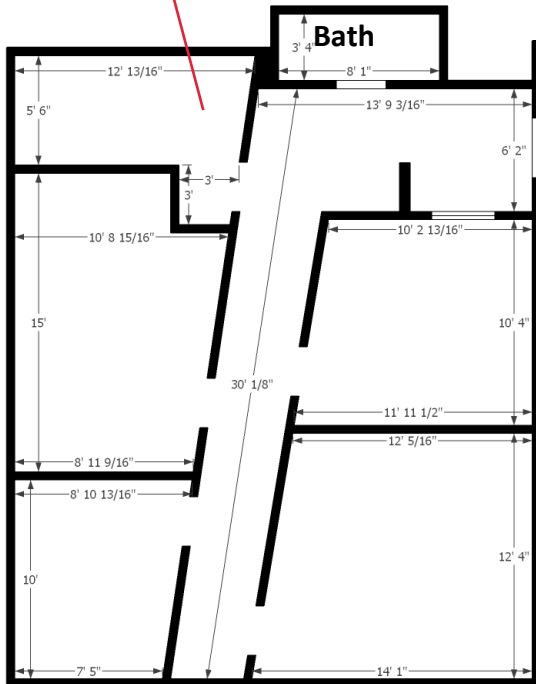
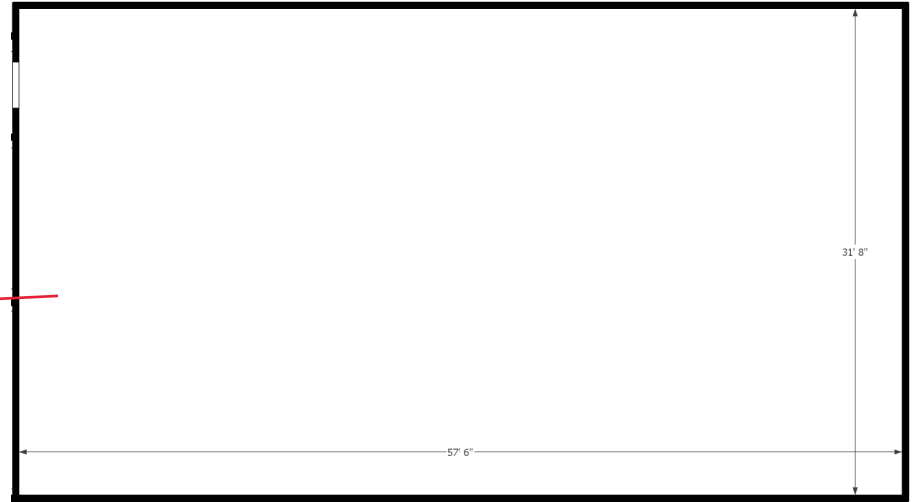
22 Antares Drive, Unit E

Lower Floor

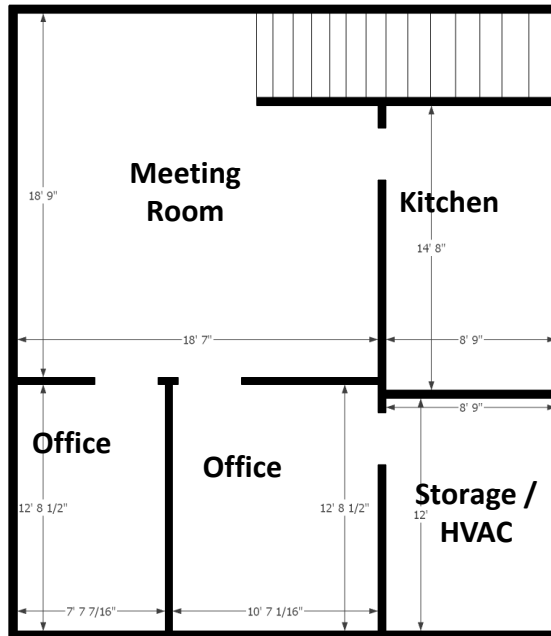


Offices

Warehouse



Bath



Meeting Room

Kitchen

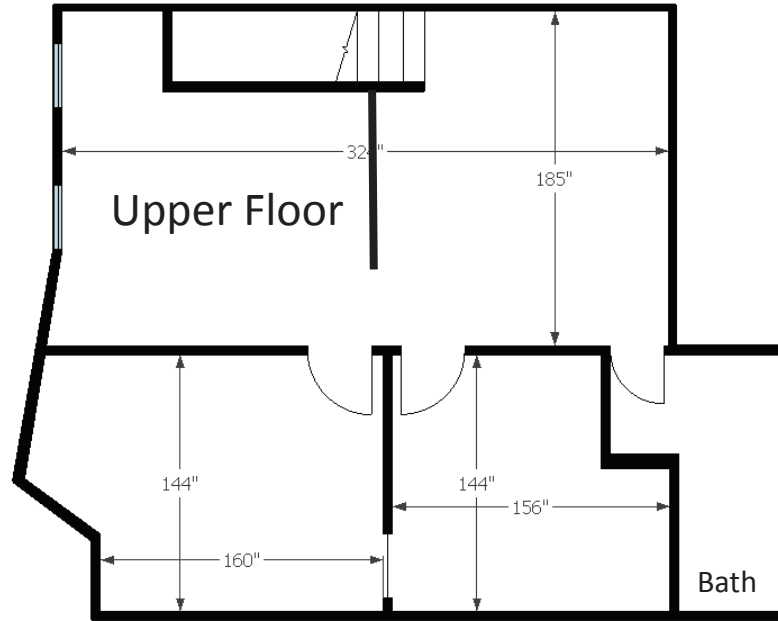
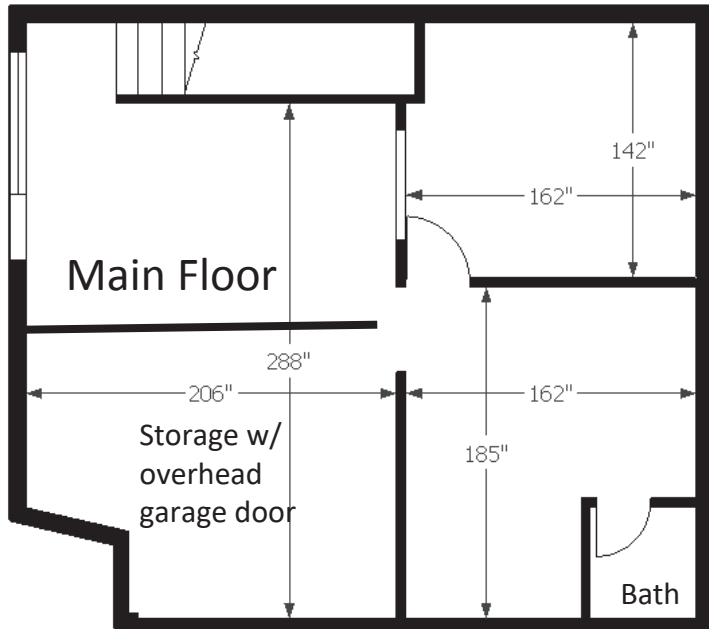
Office

Office

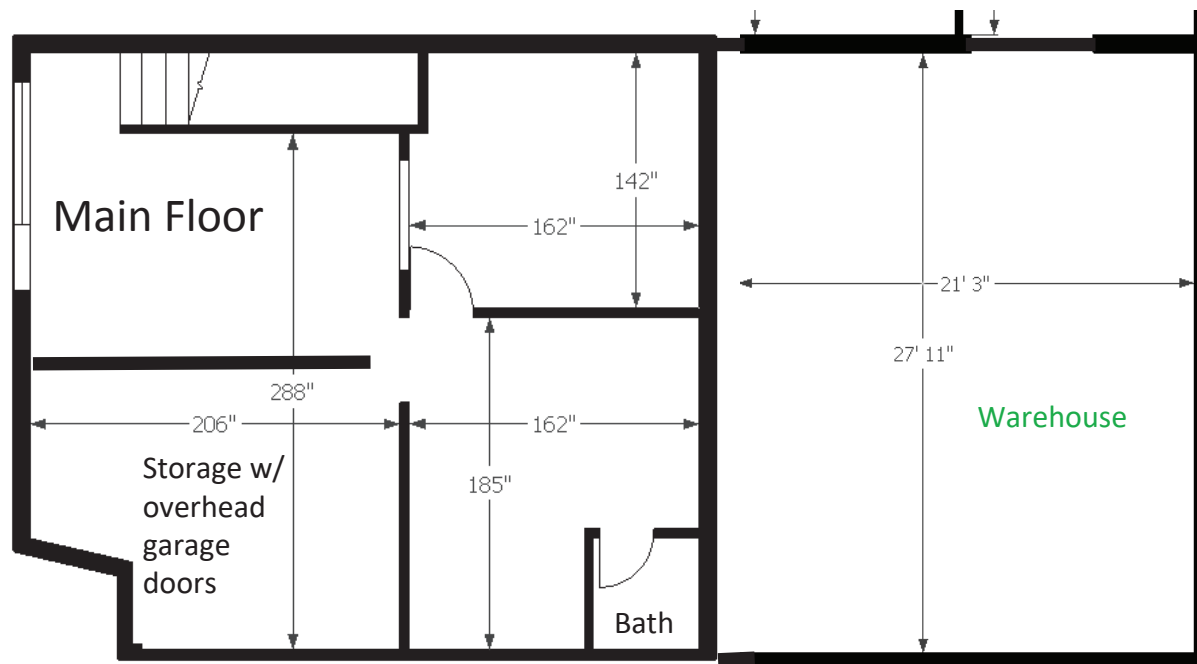
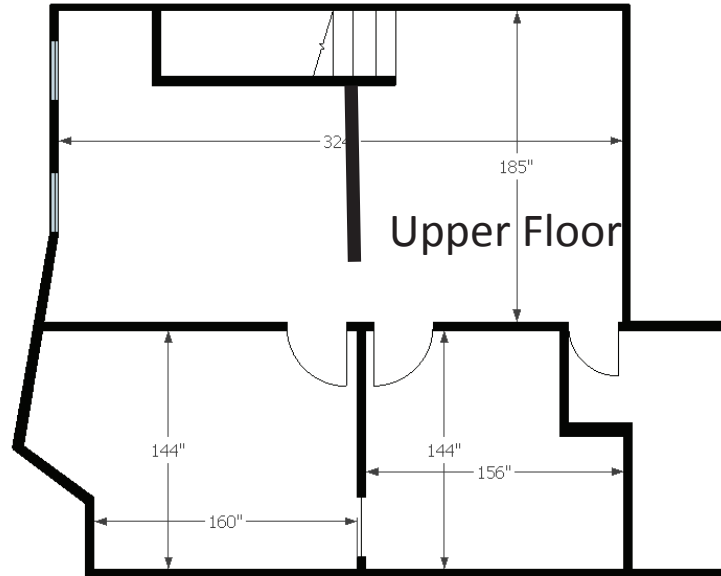
Storage / HVAC

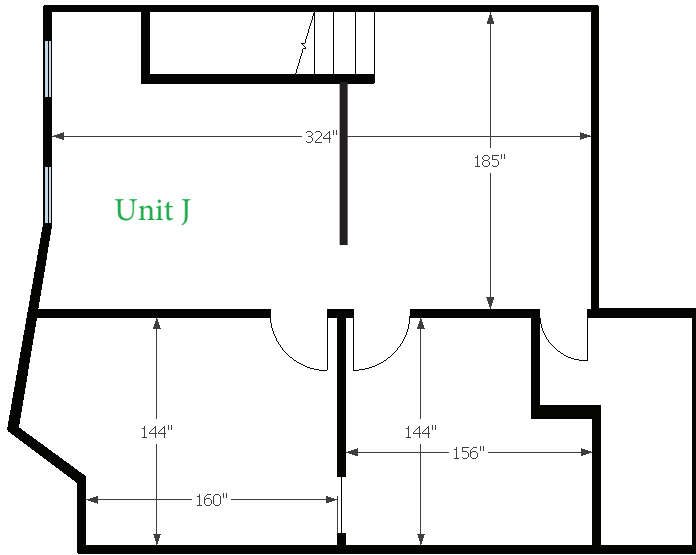
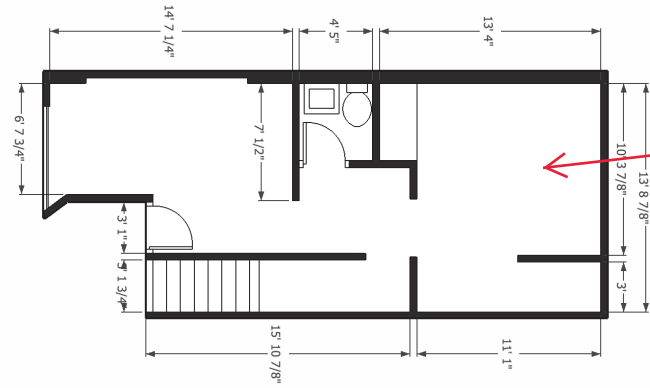
Upstairs

22 Antares Drive, Unit J - option 1 (1,620 Sq ft)

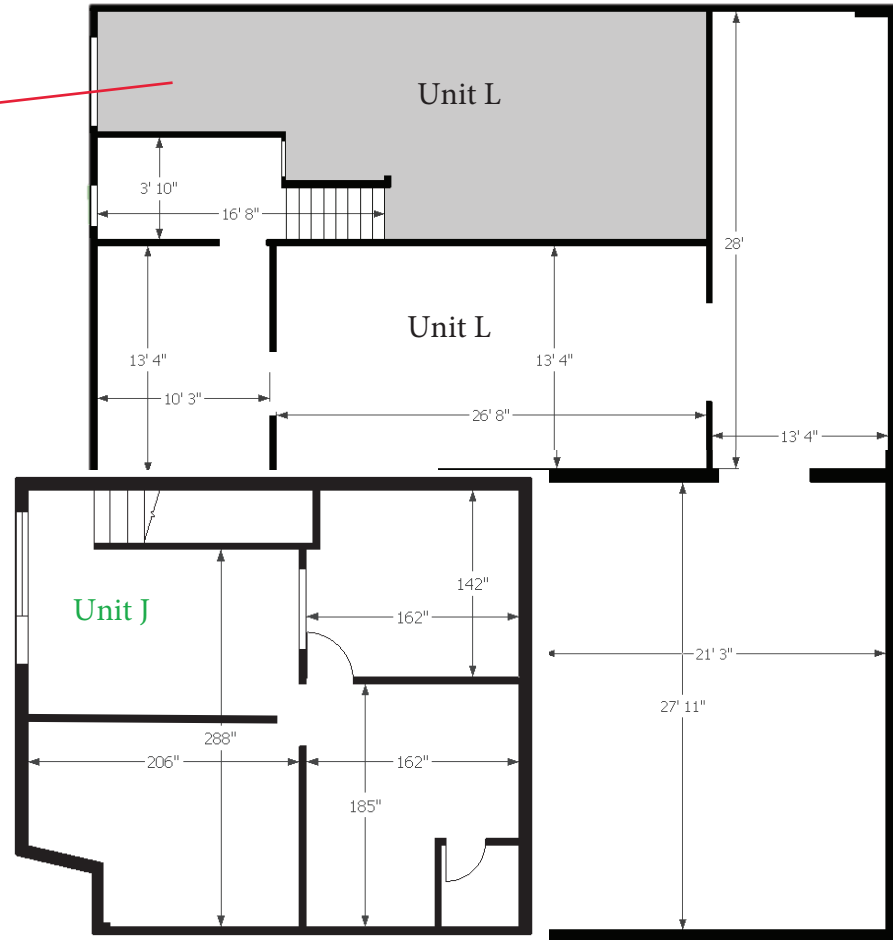


22 Antares Drive, Unit J - Option 2 (1620 sq ft + 640 sq ft) ~2260 sq ft



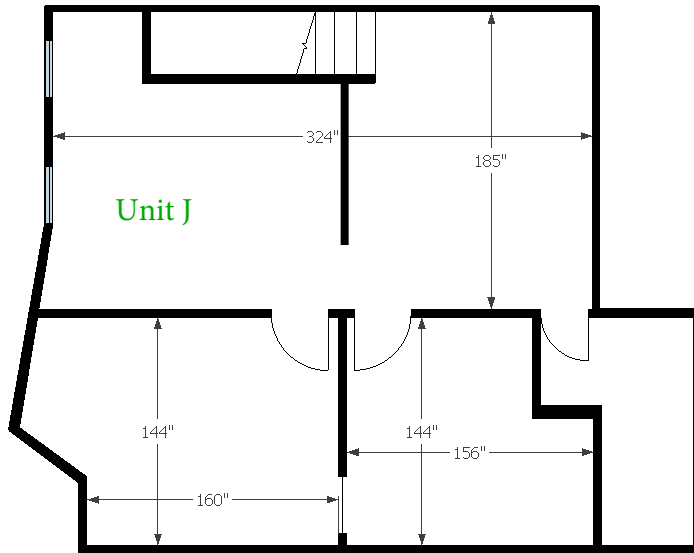


2nd Floor

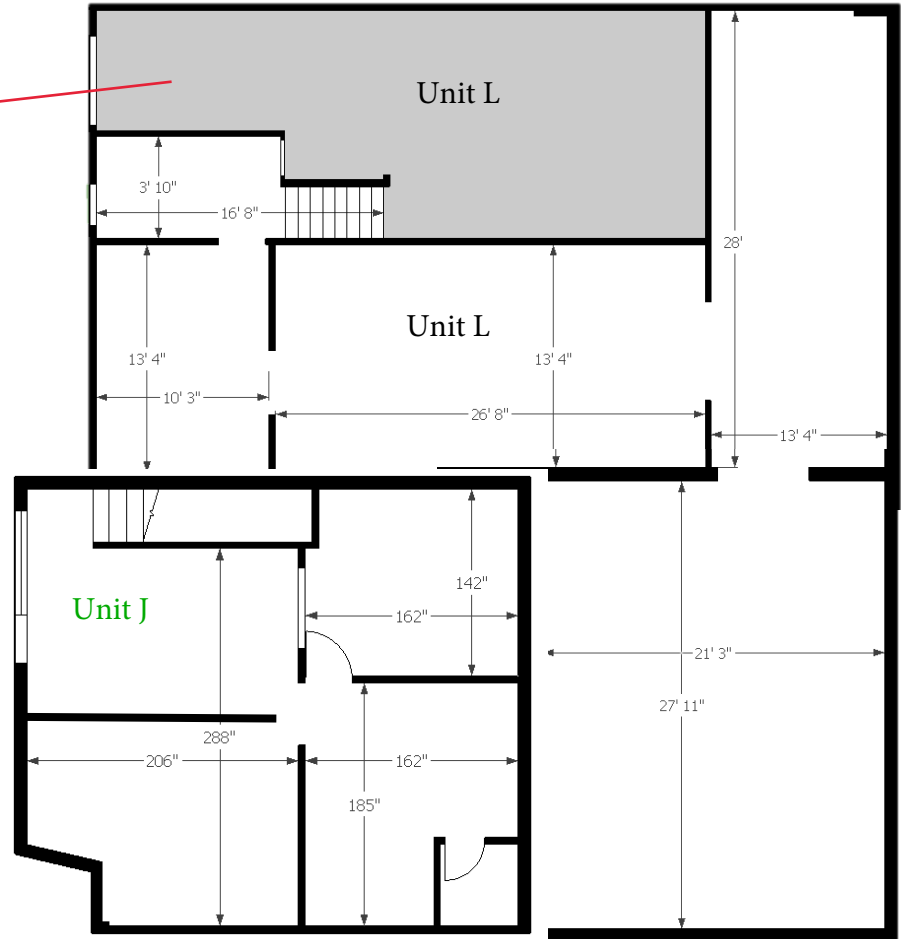


First Floor

Excluding Unit L Office

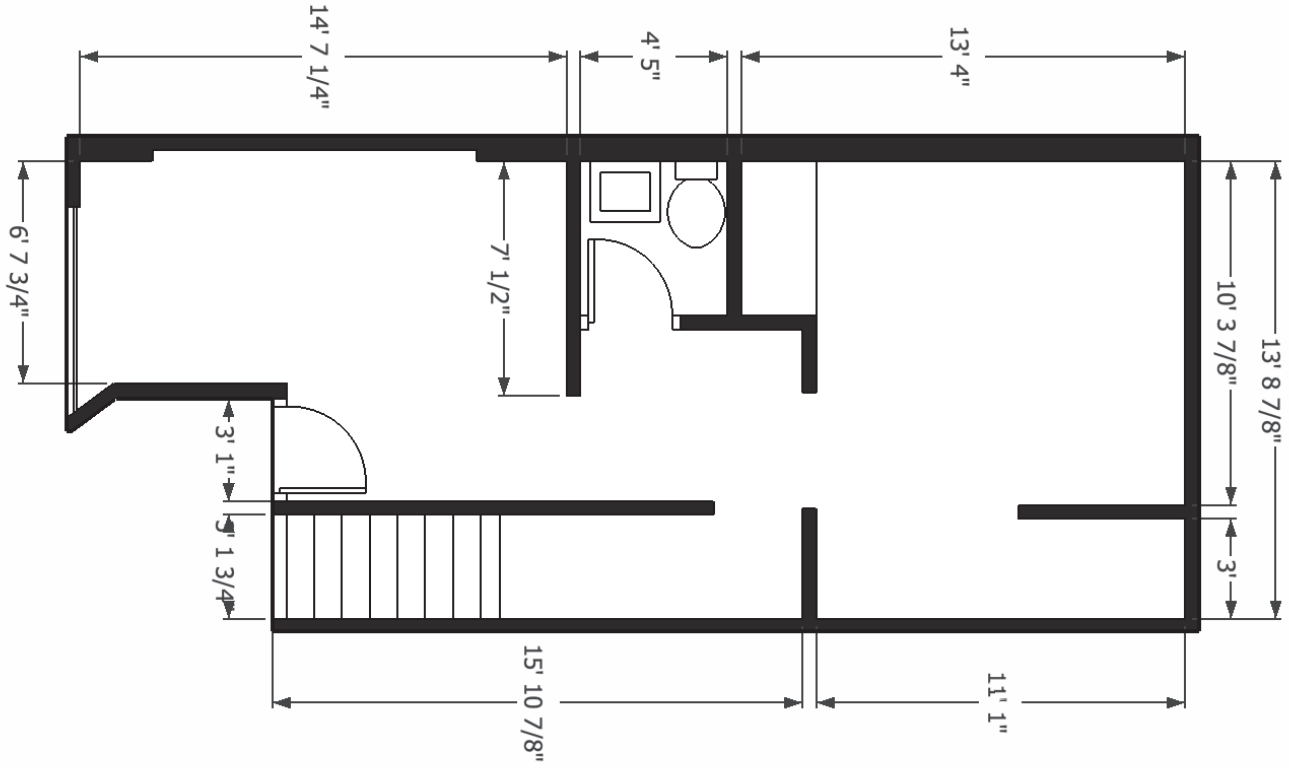


2nd Floor



First Floor

22 Antares Floor Plan Option 1: Unit L - Office Space only: 875 sq ft



22 Antares Drive, Unit L - Option 2

(875 sq ft + 929 sq ft + 640 sq ft) ~2,444 sq ft



22 Antares Drive, Unit L - Option 3

(875 sq ft + 929 sq ft) ~ 1,804 sq ft

