

**AVISON
YOUNG**

BASE MAPPING

Isnia Inc.
RESTORATION
SPECIALISTS

OFFICE/SERVICE SPACE

81

AURIGA DRIVE, UNIT 24
OTTAWA, ON

Partnership. Performance.

1,360 sf for Lease
Prime West End Location
Suitable for Showroom/Service/Office



Rob Quinn, Principal, Broker
613.567.6755
rob.quinn@avisonyoung.com

Jeff Kennedy, Sales Representative
613.696.2767
jeff.kennedy@avisonyoung.com

Location

Located on Auriga Drive, the property is easily accessible via most major transportation routes such as Prince of Wales Drive and Merivale Road. Located within close proximity to the Ottawa International Airport with amenities and public transit close-by.

Availability

Unit 24	1,360 sf total (approximately)
Ground Floor	960 sf
Office Mezzanine ¹	400 sf

Rental Rate

\$16.00 psf Gross
Escalations over term

Utilities

Separately Metered (Hydro & Gas Extra)

HVAC

Roof top heat/cool unit

Highlights

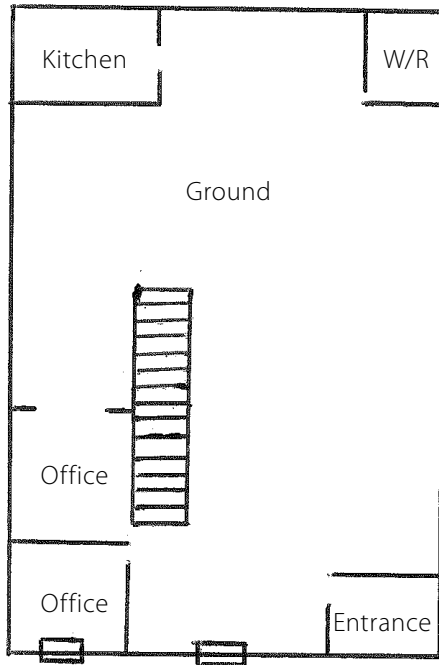
- Reserved on-site parking
- Completely self contained with a private entrance
- Abundant natural light throughout the unit
- Features one (1) private office, a large open concept work space, a full kitchenette, one (1) washroom, storage room and a spacious upper level office mezzanine area

¹Constructed without permit

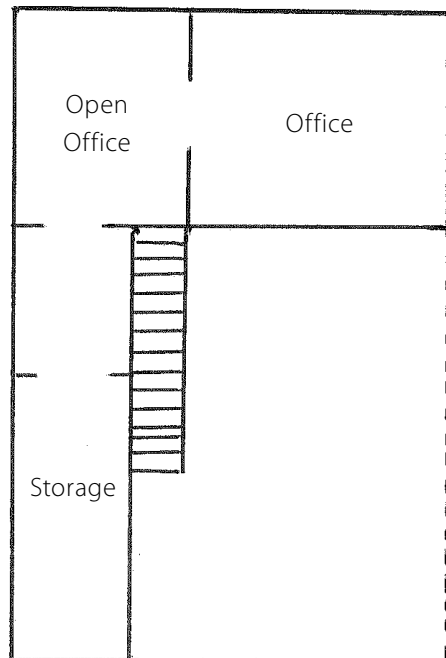




Ground Floor



Office Mezzanine



**Conceptual only, not to scale*

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