



FOR LEASE

OFFICE SPACE

1600 Laperriere Ave, Suite 201, Ottawa, K1Z 1B7

BUILDING FEATURES

- Office space minutes from Highway 417 with access via Maitland or Carling Ave both East and West
- Building signage visible from the highway
- 4,377 sq. ft. consisting of reception, 11 offices, kitchen, boardroom, open work area and 3 washroom (one with a shower)
- The property is owned and managed by an Ottawa family

LEASE DETAILS

ADDRESS	1600 Laperriere Ave, Suite 201 Ottawa K1Z 1B7
RENTAL RATE PER SQ. FT.	\$16.00
RECOVERABLE COSTS PER SQ. FT.	\$11.00
OFFICE SPACE	4,377 sq. ft.
LEASE TERM	3 to 5 Years
ZONING CODE	IL H (11)
OCCUPANCY	Immediate



GEOFFREY H. GODDING CPM

Senior VP / Commercial Sales
Representative

Direct # 613.720.1186

Main Office # 613.663-2549 ext. 3

Email: geoffg@bell.net

LING TAN

Sales Representative, Advisor

Email: ling@capworthrealty.com

Main Office #: (613) 663-2549 ext. 2

Main Office:

1390 Prince of Wales Drive,

Suite 106, Ottawa, Ontario K2C 3N6



RECOVERABLE COST INCLUDES:

- HVAC maintenance and repair
- Hydro and Gas
- Common area cleaning and management and administration
- Snow removal
- Landscape
- Real estate taxes
- Water and sewer

Recoverable cost are estimated at \$ 11.00 per sq. ft. for year ending December 31, 2024

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CAPWORTH for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CAPWORTH in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CAPWORTH.