

KOBLE

COMMERCIAL REAL ESTATE & BROKERAGE



OFFICE & RETAIL BUILDING
100 CRAIG HENRY DR, OTTAWA, ON



OFFERING SUMMARY

Available SF: 1,285 SF

Lease Rate: \$13.00 SF/YR (NET)

Building Size: 21,000 SF

Submarket: Nepean

Zoning: LC [1514] - Local
Commercial Zone

PROPERTY HIGHLIGHTS

- Incredible value for local professionals
- One suite of open office space available, with large windows
- Turn-key packages available
- Fantastic parking ratio (4.6 :1,000sf)
- Hydro is separately metered and estimated at \$1.00 - \$1.40/SF



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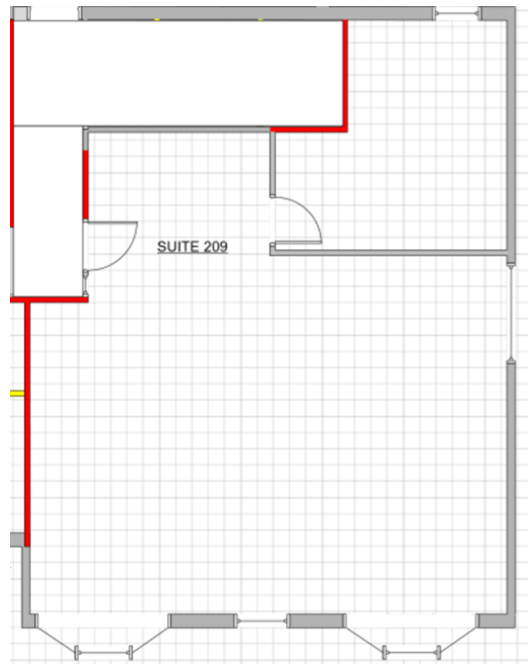


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4 Foothills Dr.
Ottawa, ON K2H 6K3

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SPACE USE	UNIT	LEASE RATE	LEASE TYPE	ADD. RENT	SIZE (SF)	TOTAL MONTHLY RENT
Office	209	\$13.00 SF/YR	NET	\$11.65	1,285 SF	\$2,639.60

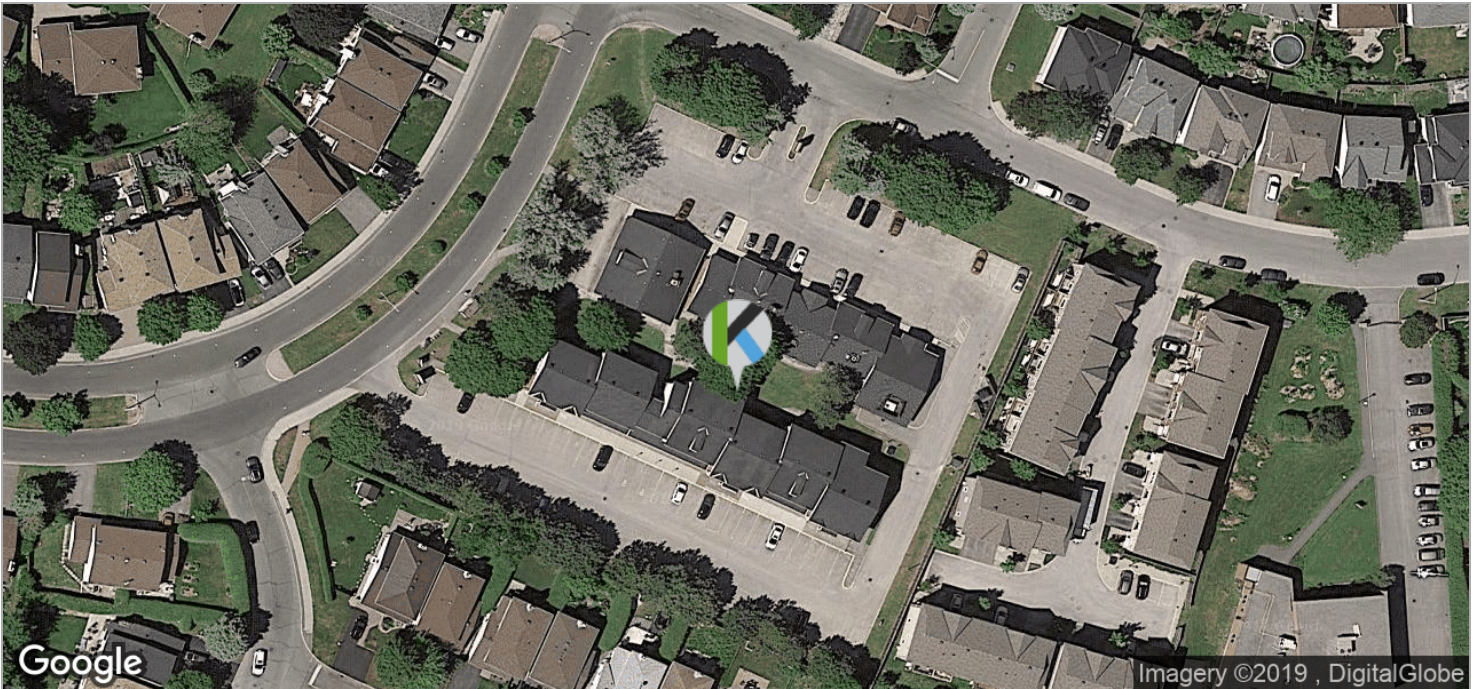


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