

OFFICE SPACE

**80 BENTLEY AVENUE**  
OTTAWA, ONTARIO

**BUILDING FEATURES**

- Ground floor office space
- Reception, lunch / break room
- 4 private office and storage
- Building signage possible
- In-Suite private washroom
- Parking directly in front of the ground floor unit

**LEASED DETAILS**

SIZE	1,377 SF
RENTAL RATE	\$1,377.00 per month
ADDITIONAL RENT	\$1,147.50 per month
LEASED TERM	3 – 5 Years
ZONING CODE	IH
OCCUPANCY	Vacant
PROPERTY TYPE	Office Space



## ADDITIONAL RENT INCLUDES

- Landscape
- Snow Removal
- Water & Sewer
- Management & Administration
- Real Estate Taxes
- Common Area Hydro
- General Maintenance & Repair
- Insurance

Additional rent is estimated at \$1147.50 for the year ending December 31, 2023.



GEOFFREY H. GODDING CPM  
Senior VP / Sales Representative

DIRECT # 613.720.1186  
MAIN OFFICE # 613.663-2549 ext. 4  
EMAIL: [geoffg@bell.net](mailto:geoffg@bell.net)  
WEBSITE: <https://geoffgoddling.biz>

CAPWORTH COMMERCIAL REALTY  
BROKERAGE CORPORATION

MAIN OFFICE: 1390 Prince of Wales Drive,  
Suite 106, Ottawa, Ontario K2C 3N6

GEOFF'S OFFICE: 430 Hazeldean Road, Suite  
222, Kanata, ON. K2L 1T9

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