

# FOR LEASE

17 AURIGA DRIVE

Ottawa, ON K2E 7T9



**JOHN ZINATI**

+1.(613).880.4106

john@zinatirealty.com

**TANYA WOLFGAM**

+1.(613).447.2205

tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

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### OFFERING SUMMARY

|                  |                    |
|------------------|--------------------|
| Available SF:    | 9,717 SF           |
| Lease Rate:      | \$17.00 SF/yr      |
| Additional Rent: | approx. \$8.00 PSF |
| Utilities:       | Extra              |
| Zoning:          | General Industrial |

### PROPERTY OVERVIEW

Single Tenant full building opportunity. Professional, fully renovated office space in central South end location, just off of West Hunt Club Road. Offering approx. 5,200 SF on ground floor and 4,517 SF on second level (walk-up), this two-story building features bright and open concept work space, 3 PHASE/400 AMP/600 VOLT electrical power, gas heating conversion, 4 washrooms, 2 kitchenettes, and plenty of onsite parking. Close to many great amenities including Baton Rouge, Starbuck's, Cora's, Five Guys, Lowe's, Jack Astor's, and Costco.

### PROPERTY HIGHLIGHTS

- Ground floor features include secure server room, kitchenette, and washroom. Second floor features include kitchenette and washroom
- Parking ratio is 3:1,000 SF, additional parking available on a month to month basis at a cost of \$75 per spot per month + HST
- Building security system installed & ready for tenant use
- Roof top HVAC unit replaced in 2019, roof redone in 2010, heating converted to gas in 2019, lighting replaced in 2020
- If required by Tenant, Landlord can build an add't 5,000 SF of warehouse or 10,000 SF of office

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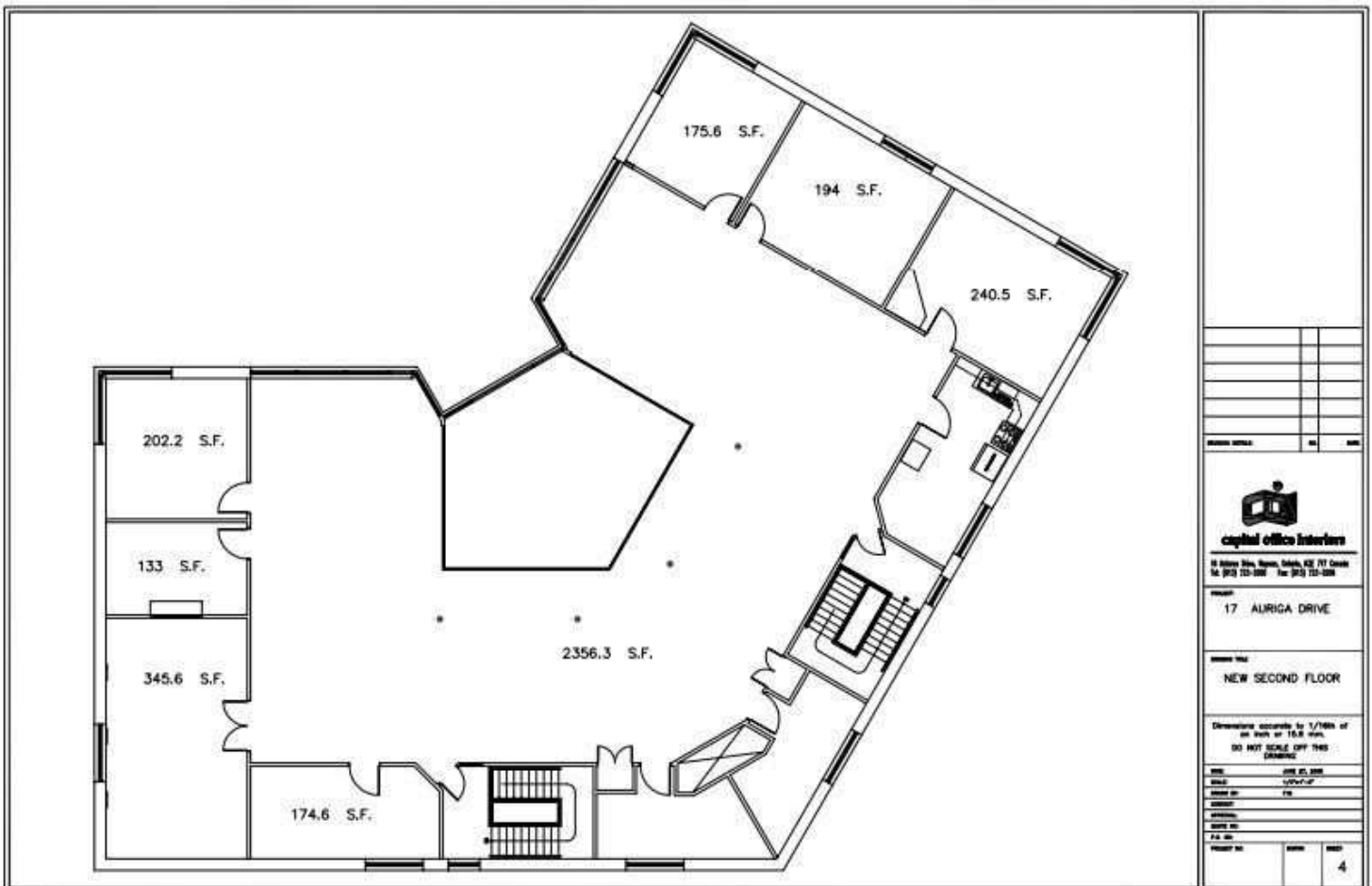
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### Floor Plan - Ground Floor



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Floor Plan - 2nd Floor



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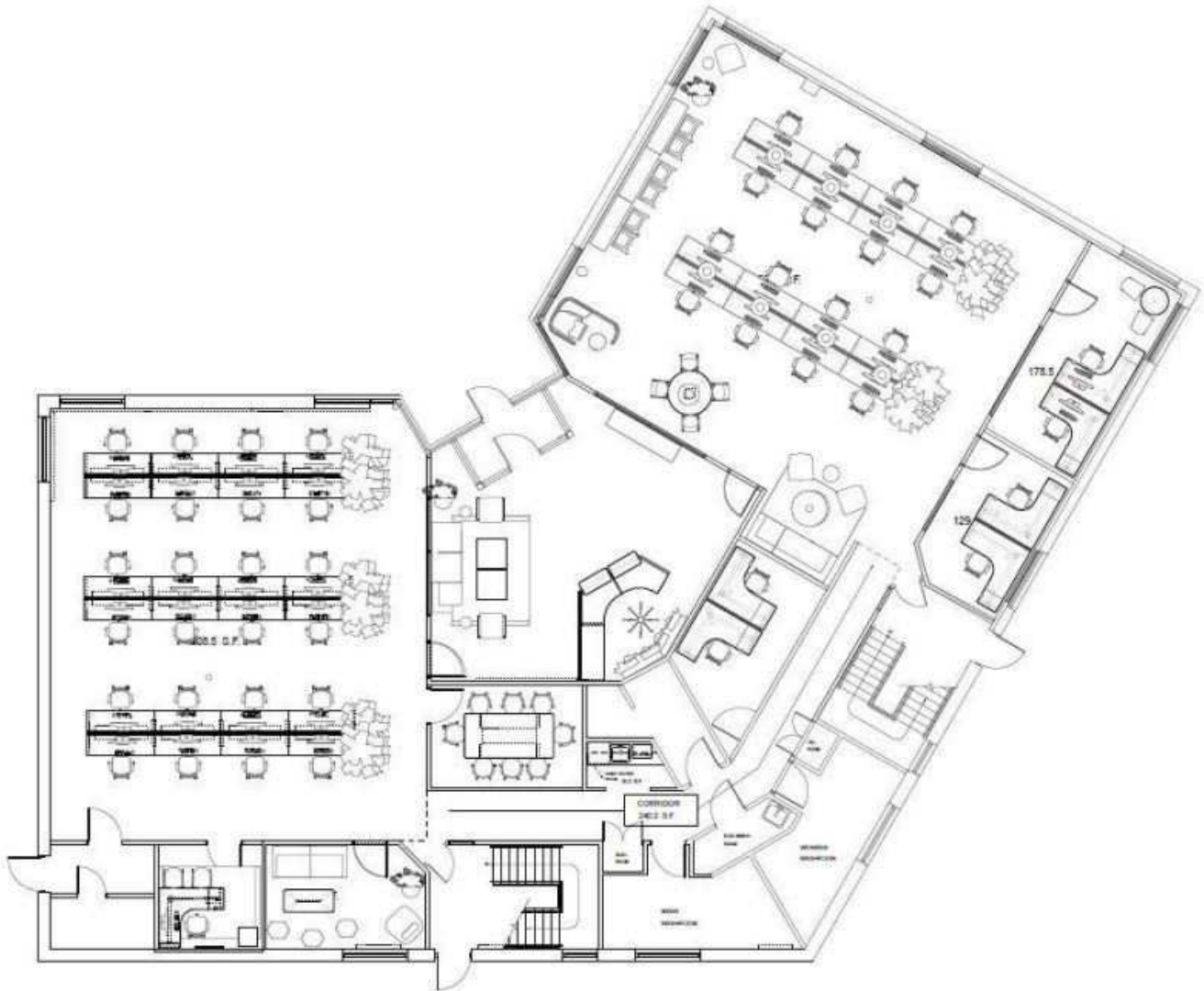
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Furniture Layout Option (Ground Floor)



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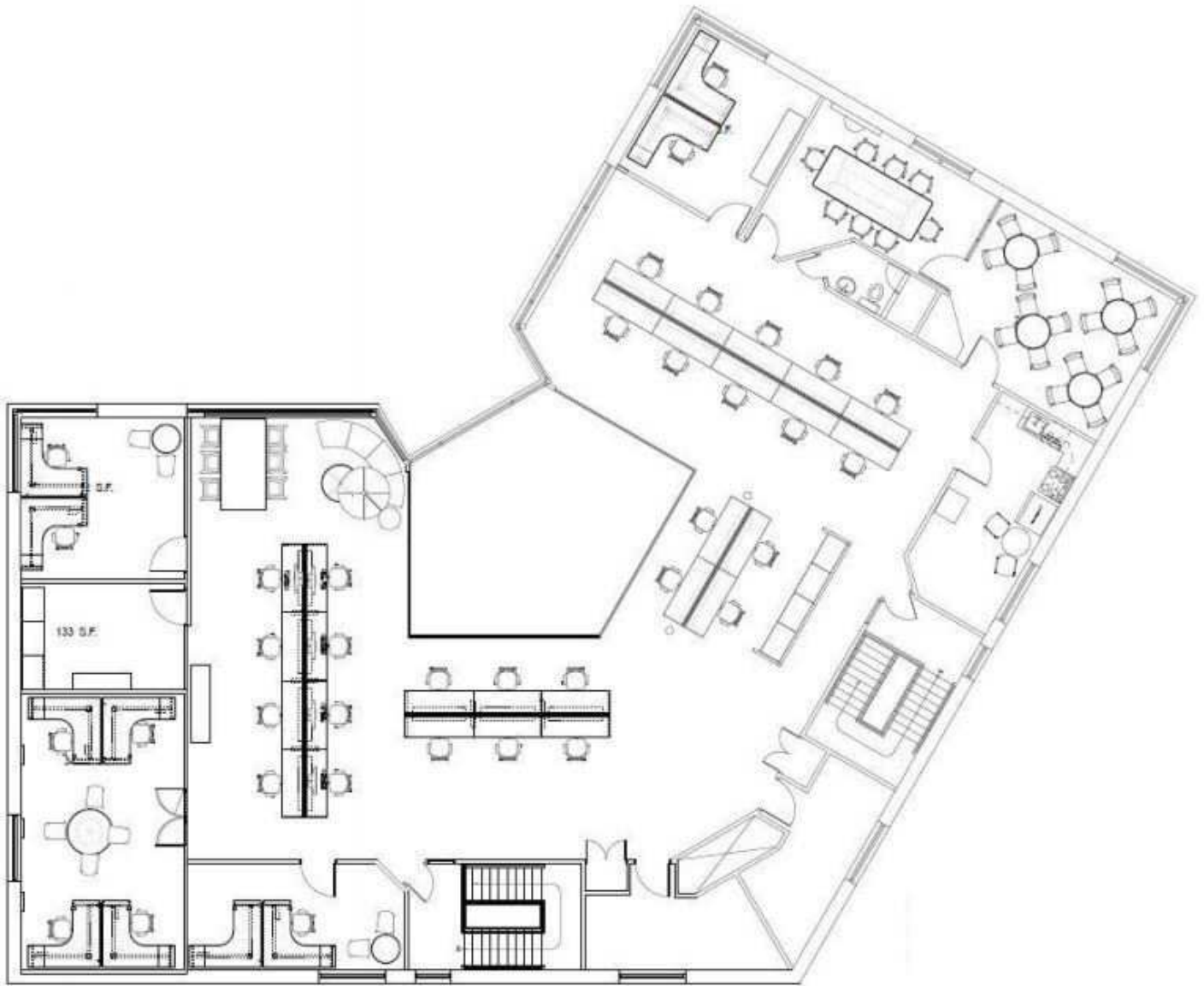
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Additional Photos



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Proposed Expansion Space



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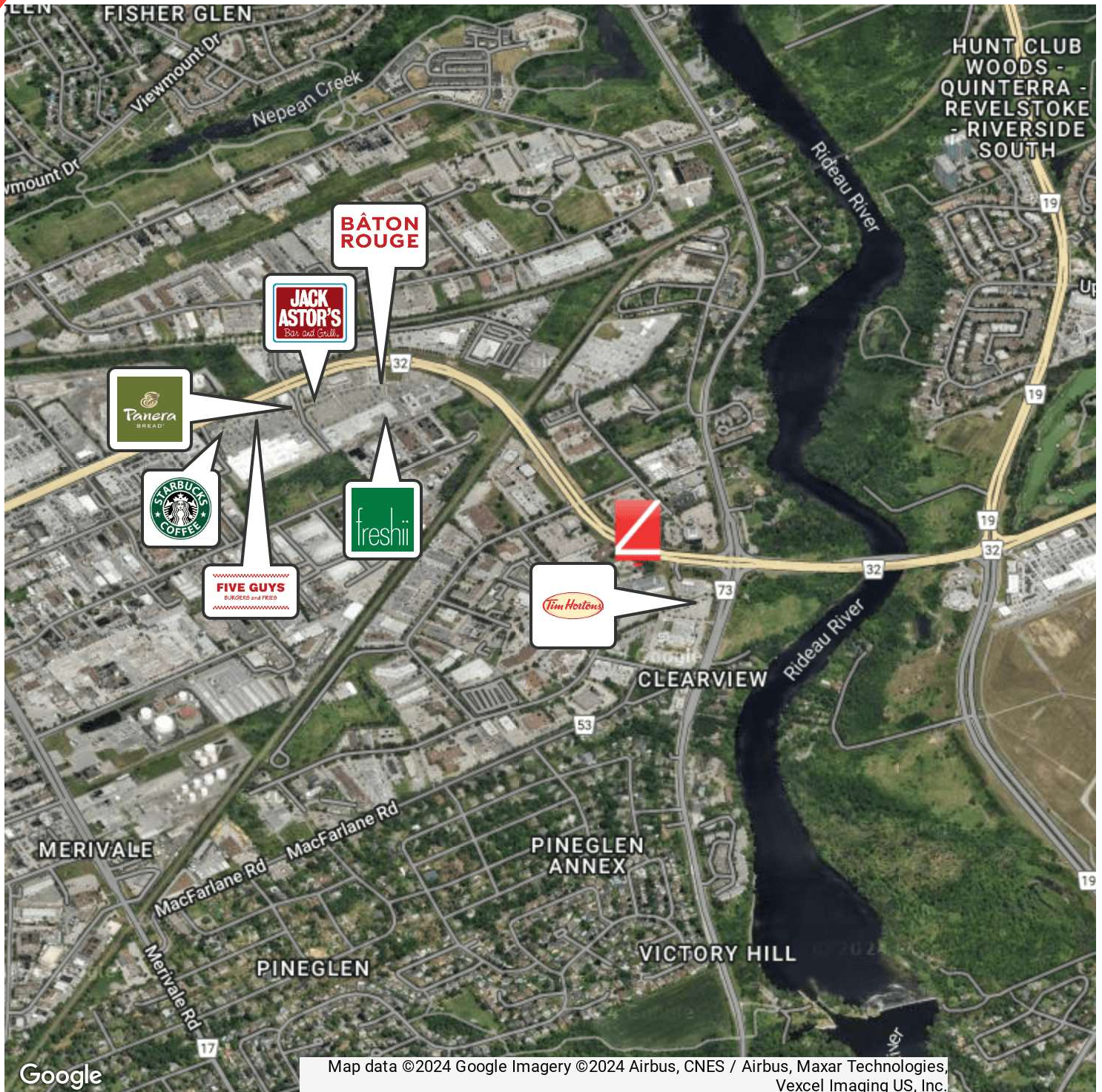
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Retailer Map



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