



35

FITZGERALD
NEPEAN, ONTARIO

FOR LEASE

AVAILABILITIES

Up to ~ 66,000 sq.ft.
of contiguous space available

Suite 200* = 13,626 sq.ft.

Suite 300* = 13,629 sq.ft.

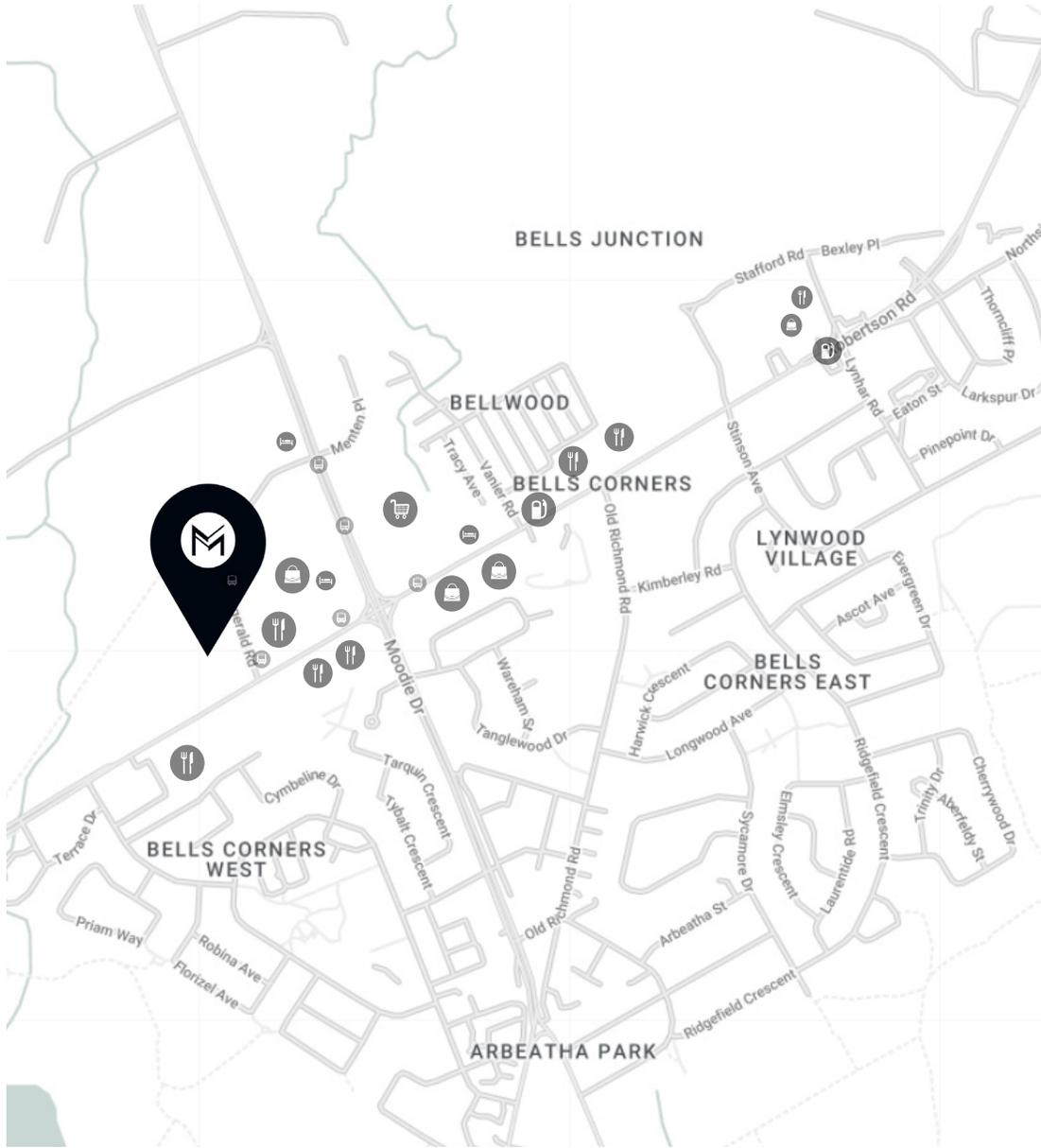
Suite 400* = 13,626 sq.ft.

Suite 500* = 13,626 sq.ft.

MACH

PROPERTY

SURROUNDING AREAS



35 FITZGERALD, NEPEAN

NET RENT	CAM	TAXES	TOTAL ADDITIONAL RENT
Please contact agent	\$10.21	\$5.04	\$15.25

FEATURES	
Year built	2001
Building type	Office
Number of floors	5-storey
Floor area	66,428 sq. ft.
Parking space	163 outdoor spaces at \$74.35HST included
Parking ratio	2.5/1,000 sq. ft.
Fire protection	Edwards E.S.T. 2 Panels
Elevator	Two Thyssen elevators –Traction elevators Chubb –card swipe control access to building and 4th floor
Public transit	Public transit nearby
Certification	BOMA BEST Certified GREEN (Best Practices).

LEASING INQUIRY

John Esposito

Senior Director of Leasing

jesposito@groupemach.com

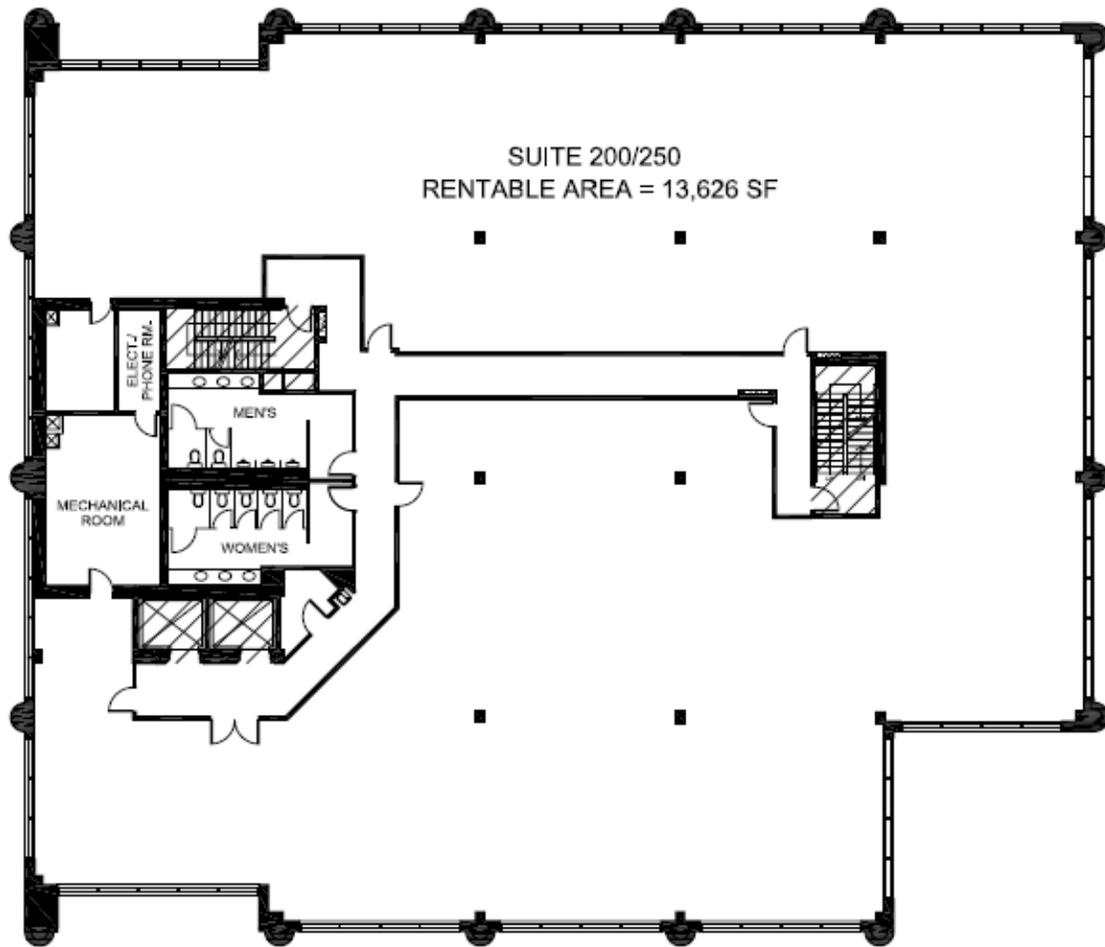
Max Francischiello, MBA

Senior Vice-President, Leasing

mfrancischiello@groupemach.com

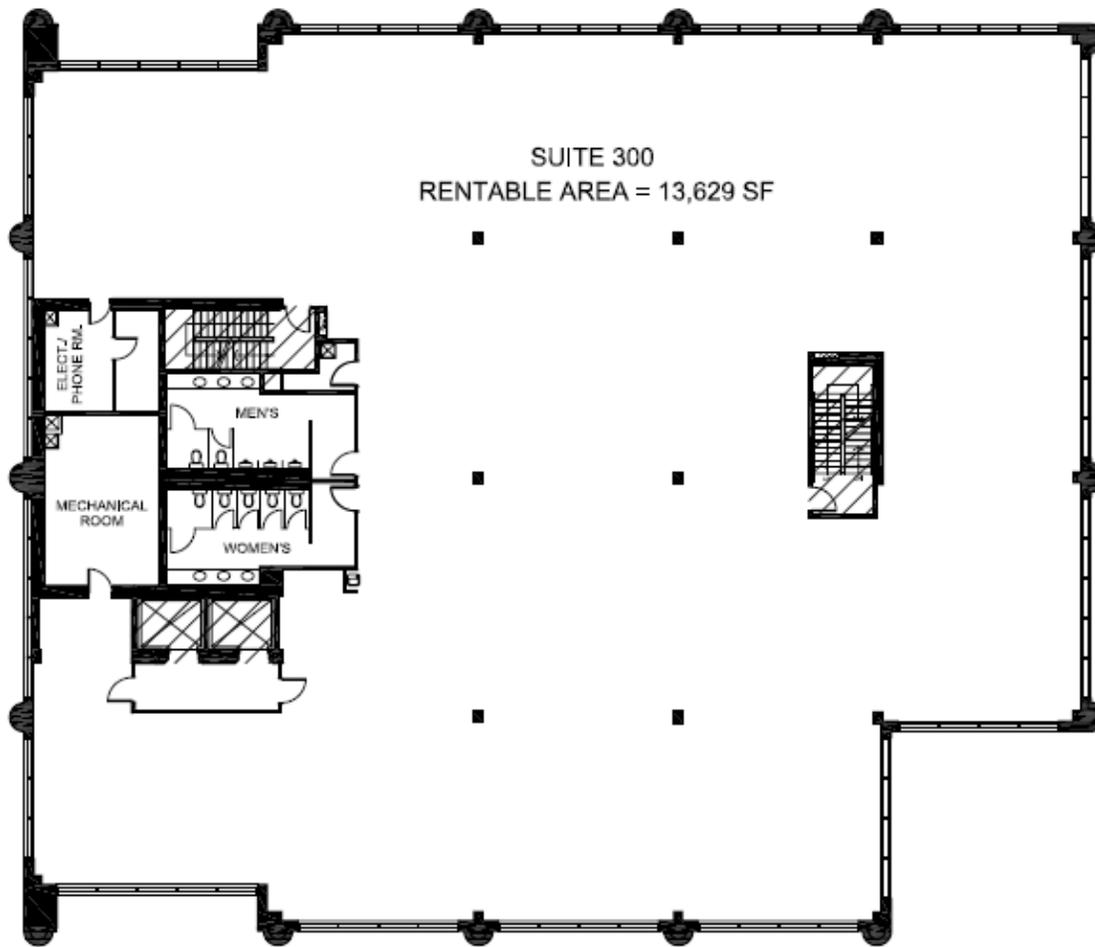
FLOOR PLAN

SECOND FLOOR



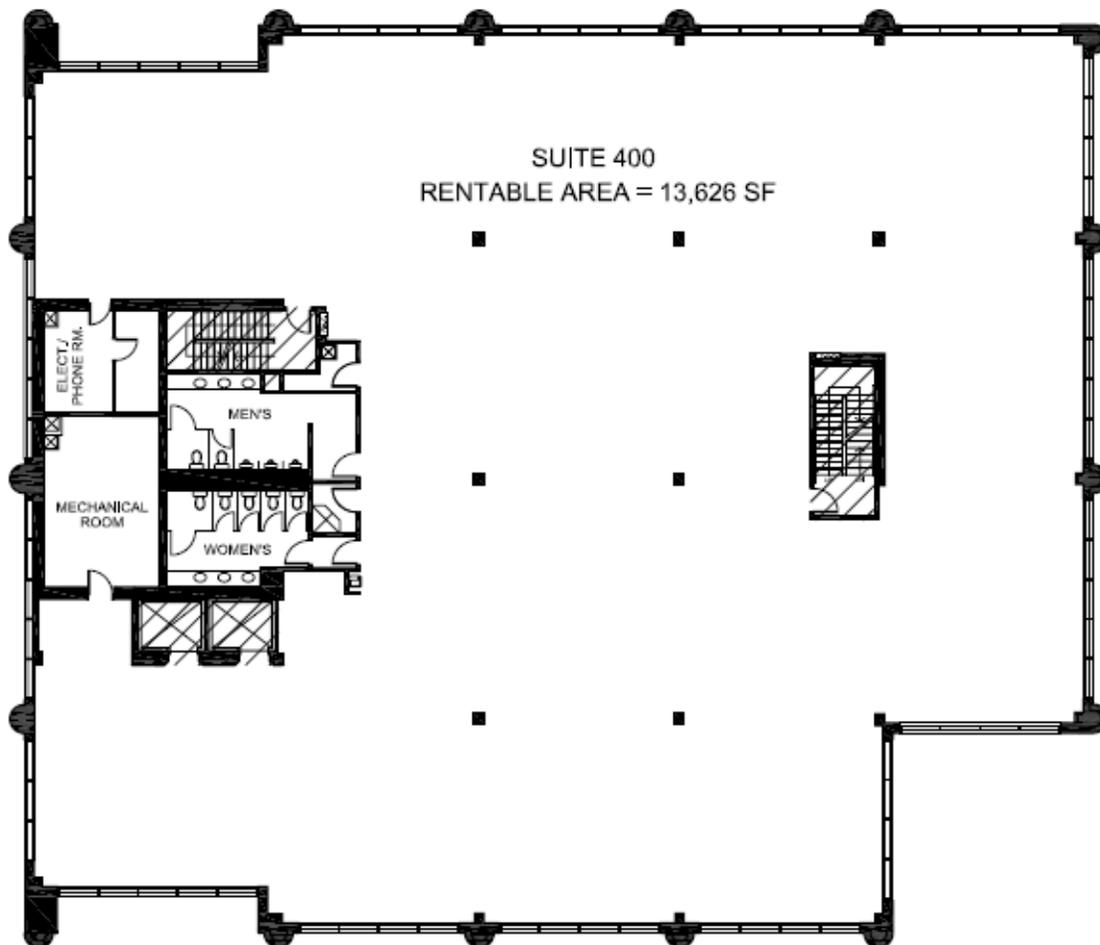
FLOOR PLAN

THIRD FLOOR



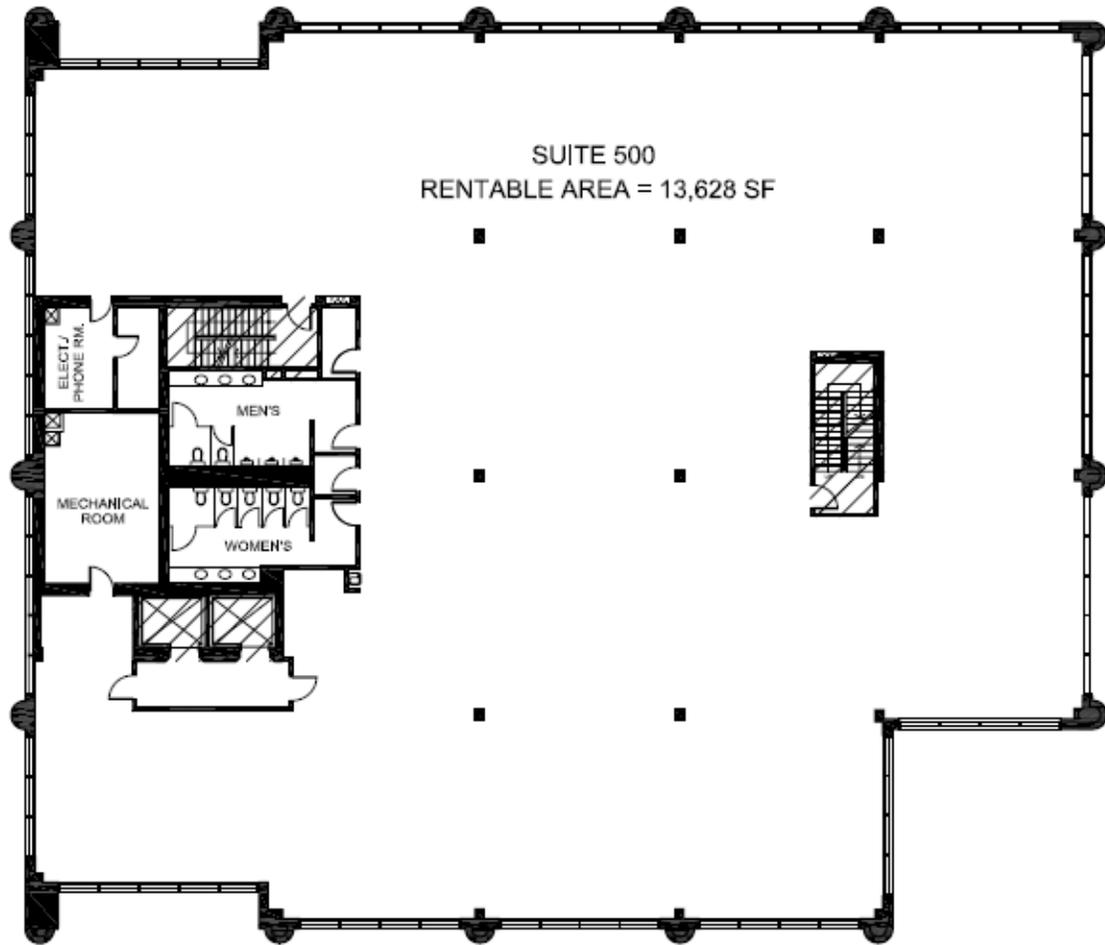
FLOOR PLAN

FOURTH FLOOR



FLOOR PLAN

FIFTH FLOOR



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CONTACT US
FOR LEASING OPPORTUNITIES
(613) 565-4848