

3,310 SF
SHOWROOM / WAREHOUSE SPACE



FOR SUBLEASE

**1183 NEWMARKET STREET,
OTTAWA, ON K1B 3V1**

Geoffrey H. Godding, CPM
COMMERCIAL REALTOR®
613.720.1186
geoffg@bell.net

Kylene Gillies,
COMMERCIAL REALTOR®
613.859.8998
kylene@royallepage.ca

Royal LePage Integrity Realty
2148 Carling Ave. Units 5 & 6
Ottawa, ON K2A 1H1
INDEPENDANTLY OWNED AND OPERATED

\$14.00 net per sq. ft

Property Features

- Showroom/warehouse space for sublease fronting on Newmarket Street.
- Dock loading
- 19 ft. clear height

Net Rent per Lease

03/01/2026 to 02/28/2027 \$ 14.00 net, \$ 3,861.67 per month

03/01/2027 to 02/29.2028 \$ 14.50 net, \$ 3,999.58 per month

03/01/2028 to 02/28/2029 \$ 15.00 net, \$ 4,137.50 per month

Recoverable cost include: General Maintenance & Repair, Management & Administration, Insurance, Landscape, Real Estate Taxes, Snow Removal, Water & Sewer.

Recoverable cost are estimated at \$6.25 per sq. ft. for year ending December 31, 2026. Hydro and gas is metered and paid directly by the tenant.



PROPERTY OVERVIEW

Royal LePage® is a registered trademark of Royal Bank of Canada and is used under license by Residential Income Fund L.P., Bridgemarq Real Estate Service Inc. and Bridgemarq Real Estate Service Manager Limited. All offices are independently owned and operated, except those marked as indicated at rlp.ca/disclaimer. Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. ©2025 Bridgemarq Real Estate Service Manager Limited. All rights reserved.