

# FOR LEASE

38 ANTARES DRIVE

Ottawa, ON K2E 7V2



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### OFFERING SUMMARY

Available SF :	1,892 - 6,370 SF
Net Rent :	\$14.00 SF/yr (NNN)
Additional Rent :	approx. \$10.11 SF/yr

### PROPERTY OVERVIEW

Second floor office space available for lease. Suite 150 measures approx. 3,545 SF and features eight (8) enclosed offices, kitchenette/staff room, large boardroom, open workspace/classroom, 2 in-suite washrooms, and private entrance from parking lot. Suite 800 measures 1,892 SF and features three (3) enclosed offices and an open workspace. Suite 1100 measures approx. 4,478 SF and features eight (8) enclosed offices, boardroom, storage room, kitchenette, open workspace, and 2 in-suite washrooms. Possibility to combine suites 800 and 1100 for a total of approx. 6,370 SF (subject to adhering to building codes). This accessible building provides great opportunities for large or small businesses looking to grow in an established business park, just off of West Hunt Club Road.

### PROPERTY HIGHLIGHTS

- Visibility from Antares Drive
- Ample onsite parking (ratio 3 : 1,000 SF)
- Pylon and lobby signage opportunity
- Elevator access
- Utilities included in Additional Rent

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## OTTAWA, ON K2E 7V2

Lease Spaces



### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 150 (Office)	Available	3,545 SF	NNN	\$14.00 SF/yr	Additional Rent approx. \$10.11 PSF + HST. Available upon 60 days notice.
Suite 800 (Office)	Available	1,892 SF	NNN	\$14.00 SF/yr	Additional Rent approx. \$10.11 PSF + HST.
Suite 1100 (Office)	Available	4,478 SF	NNN	\$14.00 SF/yr	Additional Rent approx. \$10.11 PSF + HST.
Suites 800 & 1100 (Office)	Available	6,370 SF	NNN	\$14.00 SF/yr	Additional Rent approx. \$10.11 PSF + HST.

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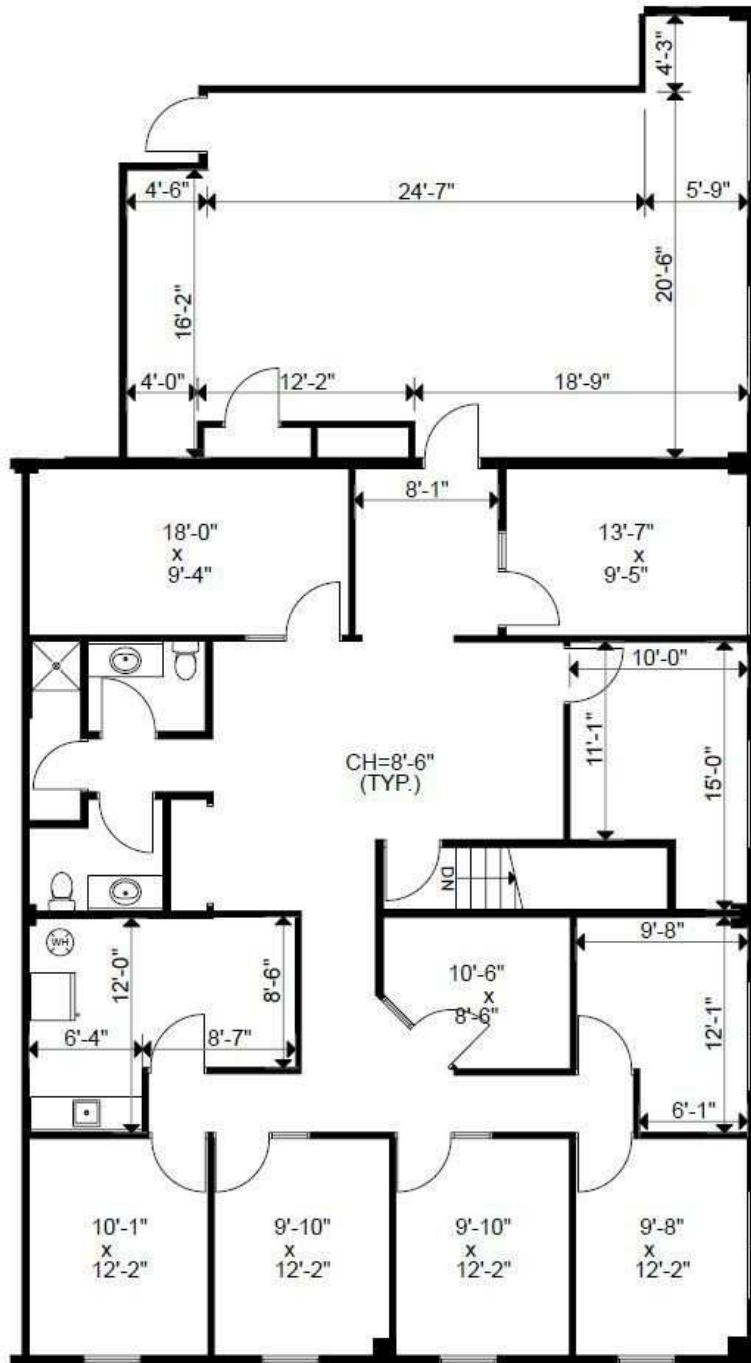
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# 38 ANTARES DRIVE OTTAWA, ON K2E 7V2

Floor Plan - Suite 150



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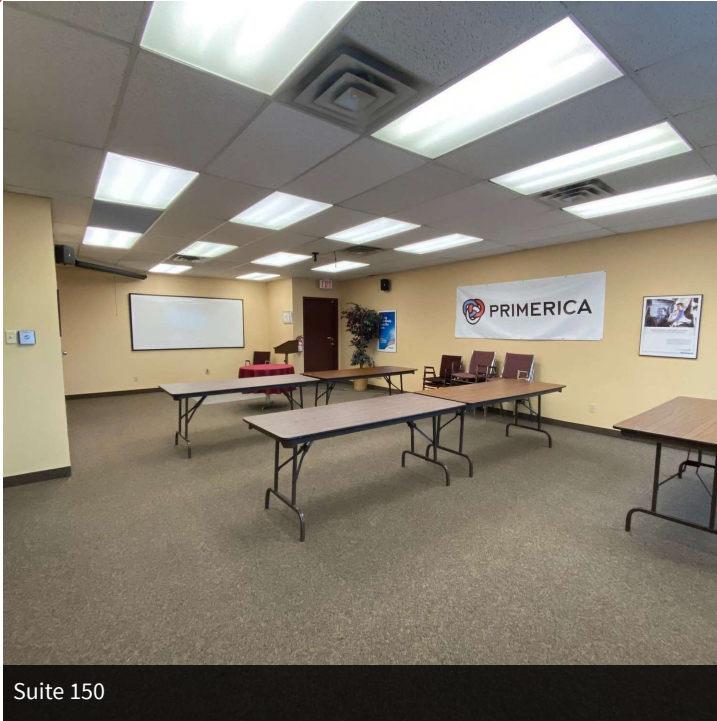
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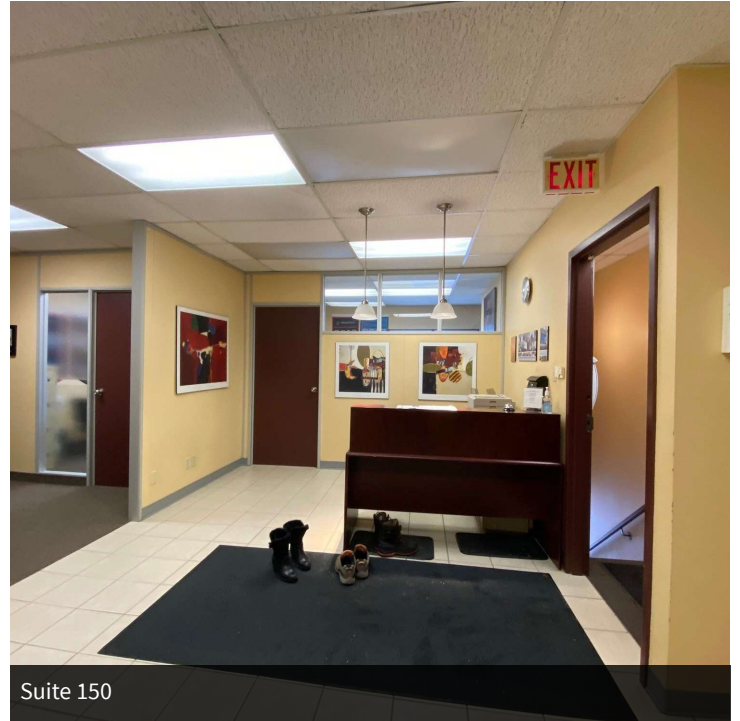
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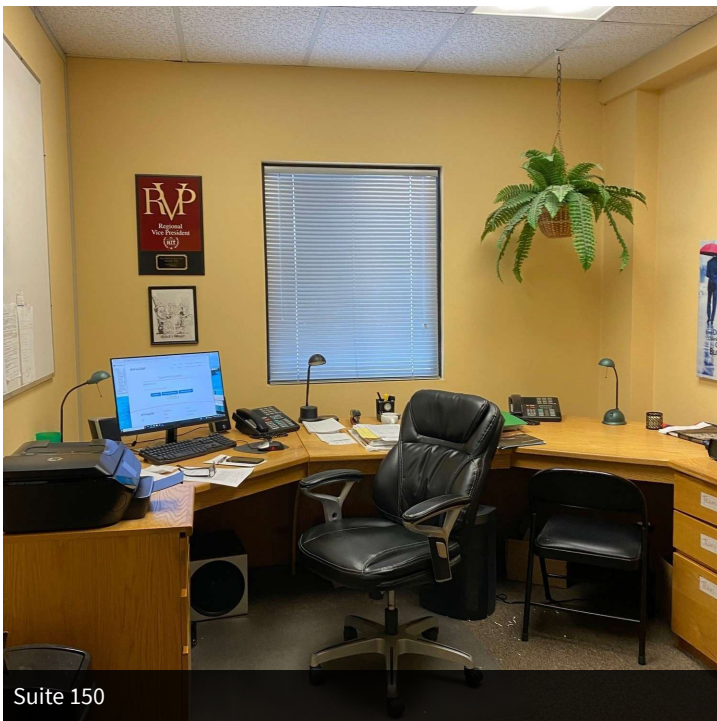
Photos - Suite 150



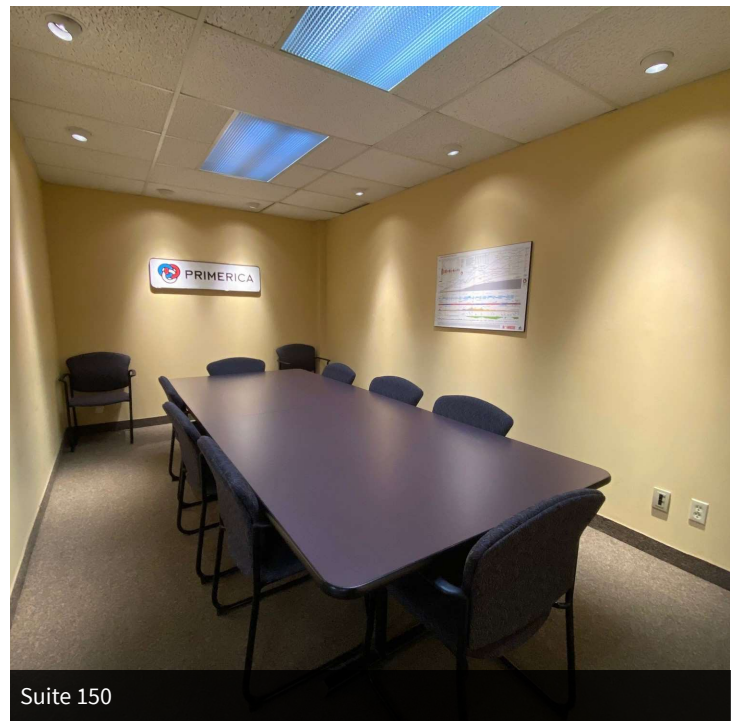
Suite 150



Suite 150



Suite 150



Suite 150

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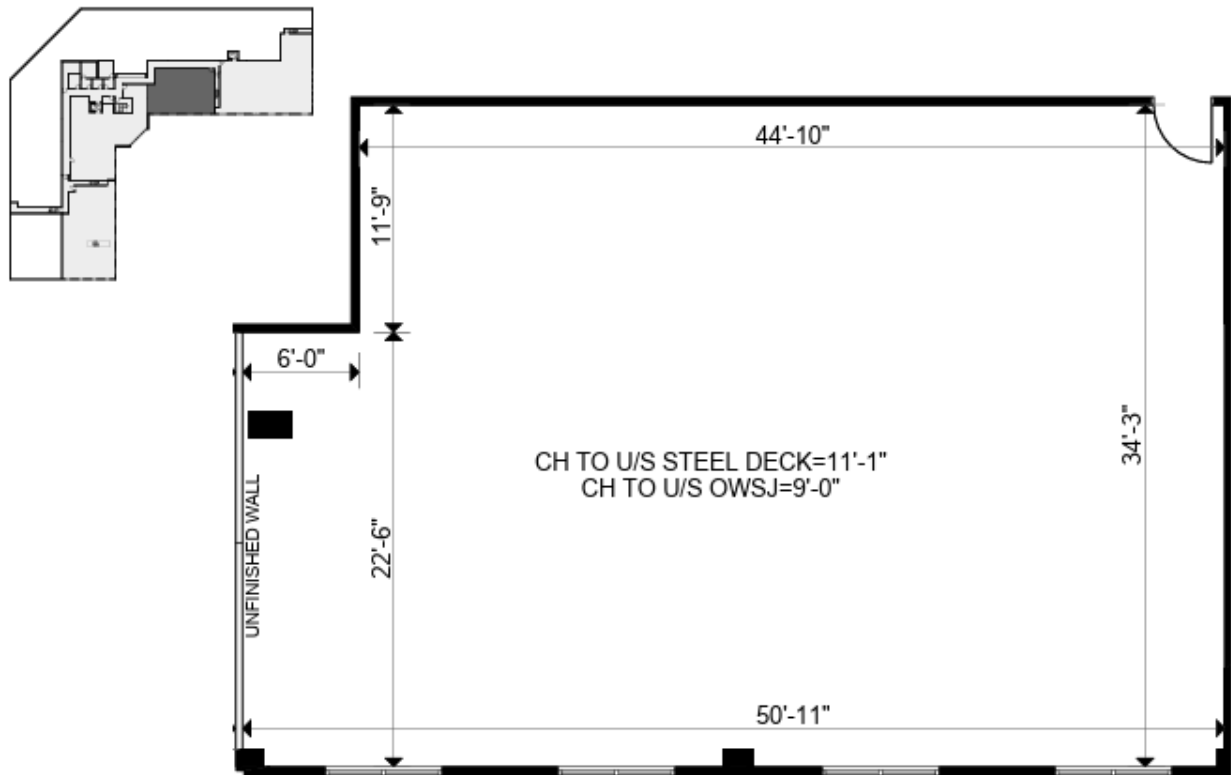
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38 ANTARES DRIVE  
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Floor Plan - Suite 800



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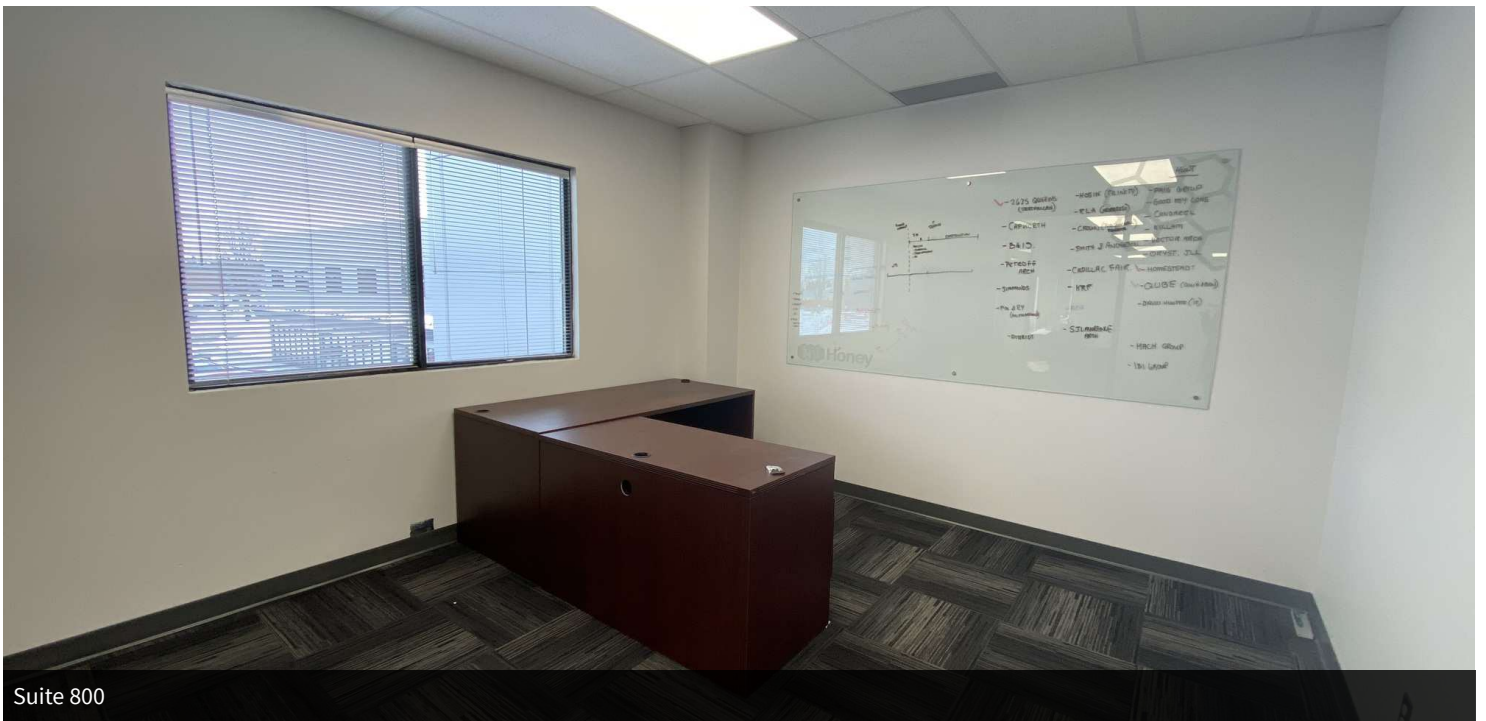
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**38 ANTARES DRIVE**  
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Photos - Suite 800



Suite 800



Suite 800

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38 ANTARES DRIVE  
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Floor Plan - Suite 1100



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Photos - Suite 1100



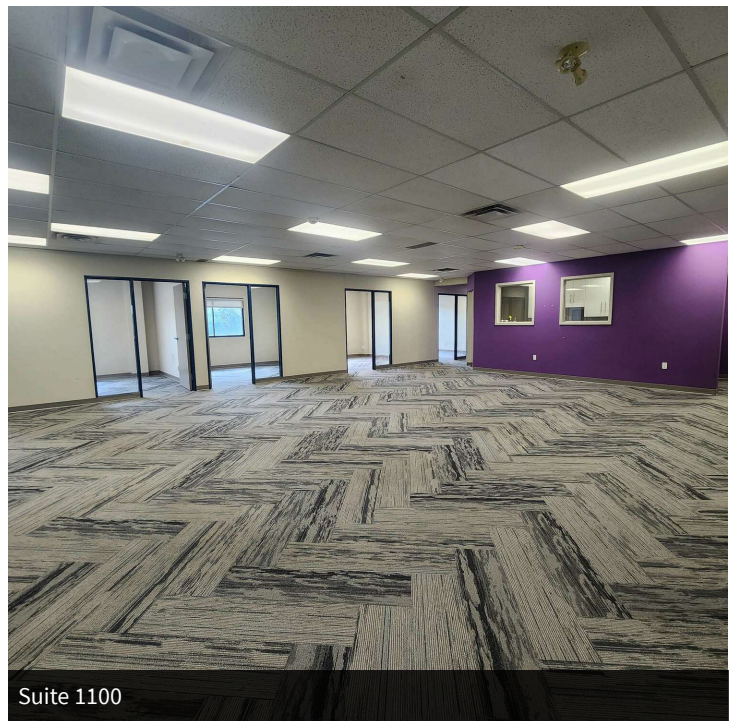
Suite 1100



Suite 1100



Suite 1100



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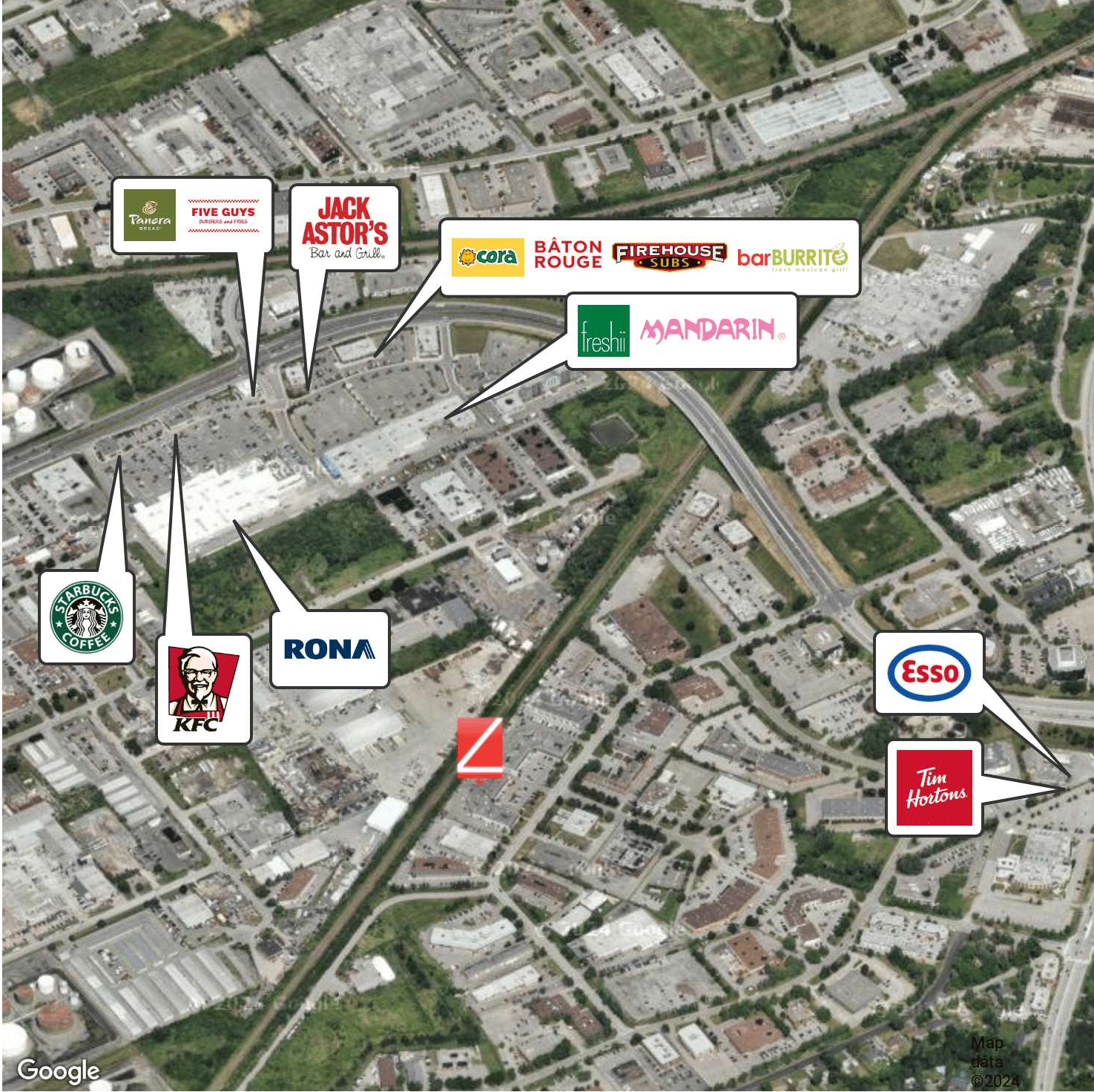
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Retailer Map



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