

Detailing, Wrap, Tint, PPF & Coatings Shop for Lease

138 Wescar Lane, Unit 2 · Carp · Ottawa West End

A fully built-out, permitted ~1,100 sq ft shop available July 1, 2026. Move in and work day one — or start fresh and purchase the installed equipment at a fair price. Offered as a short-term sublease through October 31, 2026, with the option of a 3- or 5-year direct lease with the landlord from November 1, 2026.



RENT

\$2,400/mo + HST
utilities & internet

AVAILABLE

July 1, 2026

SUBLEASE THROUGH

Oct 31, 2026

THEN

Direct lease
3 or 5-yr · from Nov 1

[Book a Showing](#)

— Two Ways to Take the Space

OPTION 1 — SUBLEASE ONLY

RENT

\$2,400/mo + HST, utilities & internet

TERM

July 1 – October 31, 2026

A clean, short-term commitment with no long-term obligation.

OPTION 2 — SUBLEASE + DIRECT LEASE

NOW

\$2,400/mo sublease · Jul 1 – Oct 31, 2026

THEN

3 or 5-year direct lease · from Nov 1, 2026

Sign a direct lease with the landlord to keep the space long-term.

— What's Included

Large drive-in bay — deep enough for two Transit-size vans with room to work around both

Heated bay — overhead forced-air; works year-round through Ottawa winters

Upgraded, ESA-approved electrical — 125A three-phase (120/240V), wet-rated; 2×20A, 1×30A, GFCI; permits closed

Finished front office & reception — professional, client-facing

Parking — 2 dedicated spaces plus shared lot & street

Optional curtain **OPTIONAL** — splits the bay into two private work zones

Single 12' drive-in garage door — fits vans, trucks, and lifted SUVs

20' clear ceiling height — tall, open working volume

Floor drain with oil-water separator — compliant wash-bay drainage

Full washroom — toilet and sink on-site

Exterior signage permitted — get your business seen from the lot

Pure-water (RO) system **LEASE TAKEOVER** — spot-free water; \$144.85/mo + HST

Optional items can be purchased at a fair price or left out — full pricing on the next page. Everything else is included with the space.



Both work zones, looking in from the overhead door

Rent & Payment Schedule

Sublease — with Clean Detailing		July 1 – October 31, 2026
July 1, 2026	\$2,400/mo + tax, utilities & internet	+ one-time leasehold improvement contribution
August 1, 2026	\$2,400/mo + tax, utilities & internet	
September 1, 2026	\$2,400/mo + tax, utilities & internet	
October 1, 2026	\$2,400/mo + tax, utilities & internet	

Rent Breakdown		1,100 sq ft
Base rent	\$17.00/sq ft/yr · \$18,700/yr · \$1,558.34/mo + HST	
Additional rent (TMI)	\$9.20/sq ft/yr · ~\$843.33/mo + HST — estimated share of maintenance costs & realty taxes, billed monthly	
Total rent	\$2,401.67/mo + HST = \$2,713.88/mo all-in	

Plus your own utilities & internet. Snow removal is handled by the landlord (included in the TMI). The TMI is estimated for the year and billed monthly with the base rent, plus HST.

One-Time Leasehold Improvement Contribution		due with your first month
Finished Front Office & Reception <small>Newly built November 2024</small>	Original cost: \$7,500	You pay: \$1,500 + tax
Wet-Rated, ESA-Approved Electrical Upgrades <small>Main bay & washroom</small>	Original cost: \$2,920	You pay: \$1,460 + tax
Total contribution		\$2,960 + tax

What is it? A one-time buy-in to the permanent, permitted upgrades already made to the unit — the finished front office and the wet-rated, ESA-approved electrical. These improvements stay with the space, so you benefit right away and into a direct lease if you take one — at a fraction of what they cost to build.

Direct Lease — with Landlord optional · 3 or 5-year term · from November 1, 2026

- Finalized directly with the landlord before you sign your sublease with Clean Detailing.
- Expect a nominal increase above the \$2,400/month sublease rate (est. \$2,400–\$2,800/mo, set by landlord).
- This is what lets you keep the space long-term once the sublease period ends.

[Book a Showing](#)

— Specifications & Layout

Approx. total area	~1,100 sq ft
Clear ceiling height	20'
Power	125A three-phase (120/240V)
Zoning	Rural Industrial & Logistics (RG4 / RIL2)
Shop / main bay	50' L × 24' W
Office	11'3" × 7'1"
Washroom	7'8" × 6'9"
Drive-in door	Single · ~12' clearance
Floor drain	Oil-water separator
Parking	2 dedicated + shared/street

— Optional Add-Ons

Pure-Water (RO) System **OPTIONAL**

The shop runs on well water, which is very hard — untreated it leaves spots and mineral marks and scales equipment. The installed Culligan system delivers clean, spot-free water, ideal for washing, ceramic coatings, and prepping panels for wrap, PPF, and tint. Take it over as a lease assignment at **\$144.85/month + HST** (~16 months remaining, ending Nov 17, 2027). Culligan-owned and serviced — nothing to buy or install. Or bring your own water setup.

Optional Equipment & Fixtures — Available to Purchase

None of this is required — start fresh, or buy any of it at a fair price to work from day one:

- Water holding tank (RO) — **\$180 + tax**
- Industrial wash-bay curtain & tracks — **\$950 + tax**
- Mytee 8070 hot-water extractor — **\$950 + tax**
- Pressure washer + hose line & reel — **\$850 + tax**
- Air compressor + hose line & reel — **Ask**
- Washing machine — **\$290 + tax**
- Ceiling bay light — **\$195 + tax**
- Husky customizable shelving — **\$190/unit + tax**
- Shop sidewall lighting — **\$150**
- Office desk, water dispenser, coffee machine — **Ask**

— Location

138 Wescar Lane sits in the Carp / Kanata West business park, just west of Carp Road and Richardson Side Road — about 5 minutes from the Canadian Tire Centre and Tanger Outlets, with immediate Highway 417 access. A convenient, well-positioned base for serving Ottawa's west end.

— The Space



Exterior — 2 dedicated parking spaces at the bay door & man-door, plus shared lot and street



Open, heated drive-in bay with ~12' overhead door



The bay can be divided into two private work zones



Plenty of room for storage, work-benches, and tools along the side wall



Finished front office and reception/waiting area, separated from the bay



Full washroom with ample space for a washing machine and dryer

— Interested? Your Next Steps

1. Complete the interest form & request a showing: start.cleendetailing.com/leasing
2. If you qualify, you'll be contacted to confirm your showing.

[Book a Showing](#)

Have questions first? Contact us.

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All figures in CAD and subject to HST where applicable. The sublease runs July 1 through October 31, 2026 and is subject to landlord consent. A direct lease from November 1, 2026 is optional and arranged directly with the landlord (term and rent set by the landlord). Dimensions and inclusions are approximate and to be confirmed on walkthrough. This document is a summary for information only and does not constitute a lease or an offer.

138 Wescar Lane, Unit 2 · Shop Space for Lease