

Office Property For Lease

1600 Laperriere Avenue

4,377SF - 14,777SF Available



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property summary



PROPERTY HIGHLIGHTS

- Centrally located along Hwy 417, 10 min from downtown Ottawa
- Flexible space allowing for a wide range of office and light industrial uses
- Grade level loading with 4 drive-in doors
- Unit sizes ranging from 4,377 SF to 14,777 SF
- 10' – 20' Clear Height
- Ample Parking
- Functional layout that includes a mix of exterior offices, open work space, reception, bathrooms, kitchenette and a boardroom
- Dedicated walk-up entry with second floor light box and street pylon signage available

OFFERING SUMMARY

Lease Rate:	\$17.00 - 19.00 SF/yr (NNN)
Min Available SF:	4,377SF
Max Available SF:	14,777 SF
TMI:	\$12.00 PSF
Parking Ratio:	3+:1000 SF
Tenant Incentives:	Contact Agent
Occupancy Timeline	Immediate

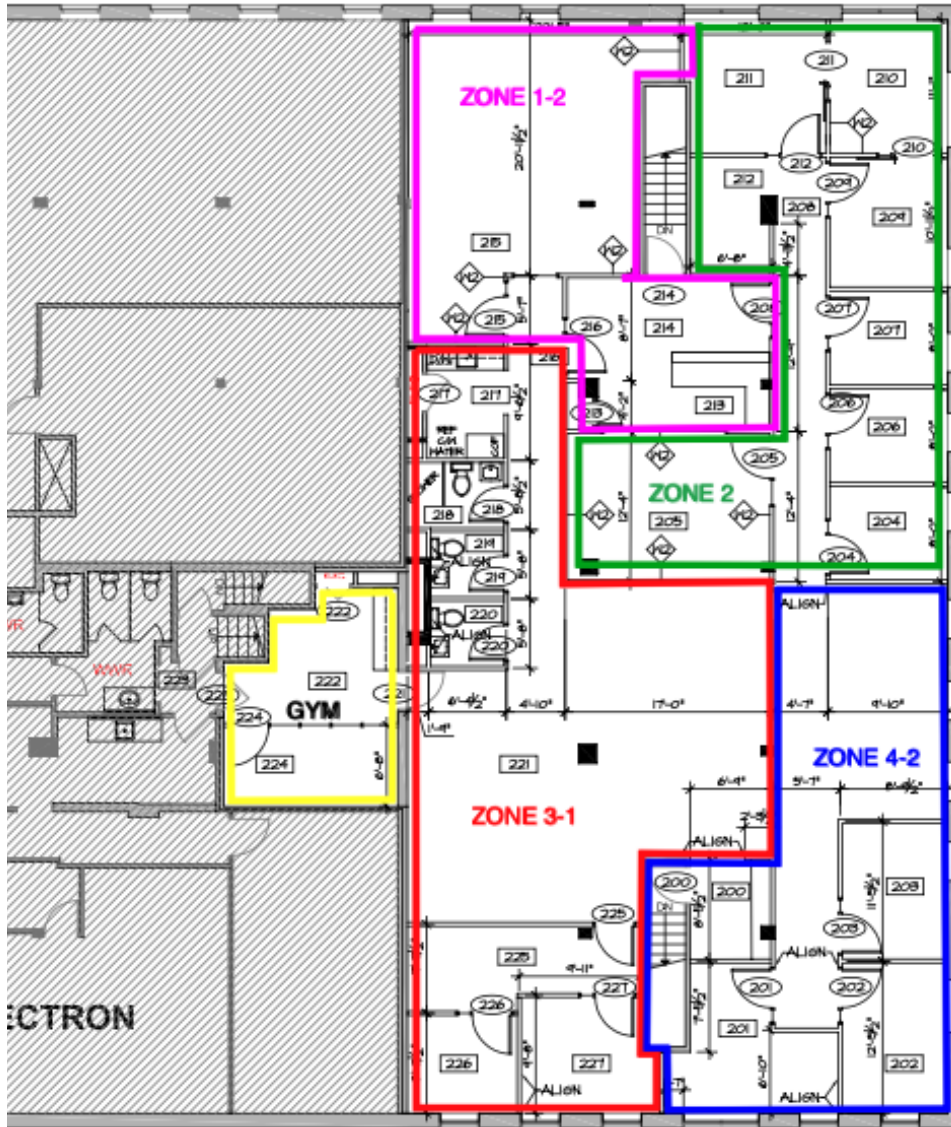
lease availability



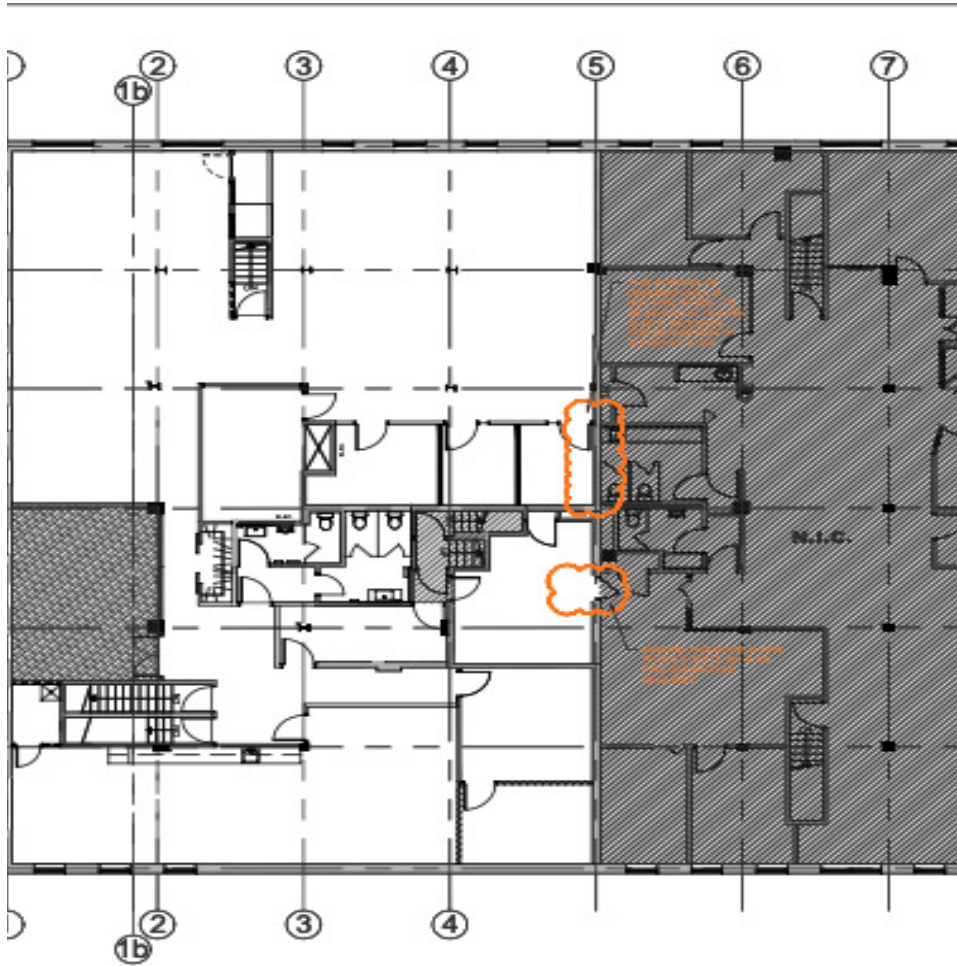
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Unit 102	Available	5,490 SF	NNN	\$19.00 SF/yr	4,236 SF Office + 1,254 SF Warehouse, 4 Drive-In Doors. Multiple enclosed offices, kitchen area, boardroom and gym area.
■ Unit 201	Available	4,377 SF	NNN	\$18.00 SF/yr	4,337 SF Office with enclosed offices, boardroom and kitchen. 2nd floor walk-up with a private entrance.
■ Unit 202	Available	4,950 SF	NNN	\$18.00 SF/yr	4,950 SF Office with modern finishes, open workspace, boardroom and kitchen/lounge area. Small data-centre room with reinforced flooring and a separate secure room.
■ Units 102+ 202	Available	10,440 SF	NNN	\$19.00 SF/yr	9,186 SF Office + 1,254 SF Warehouse, 4 Drive-In Doors.
■ Units 201 + 202	Available	9,287 SF	NNN	\$17.00 SF/yr	9,287 SF Office with reception, enclosed offices, boardrooms and kitchen/lounge area.
■ Units 102 + 201 + 202	Available	14,777 SF	NNN	\$17.00 SF/yr	13,523 SF Office + 1,254 SF Warehouse, 4 Drive-In Doors.

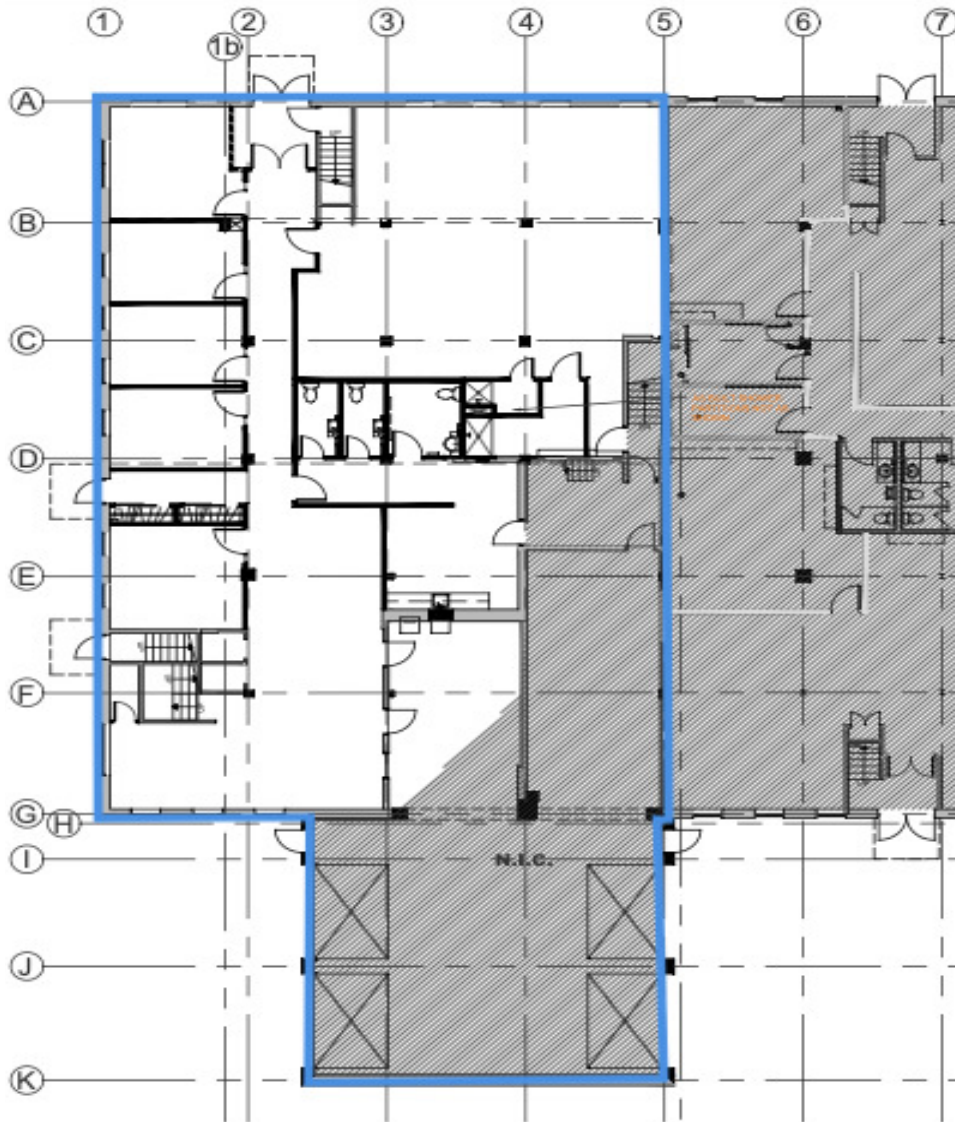
suite 201 - 4,377sf



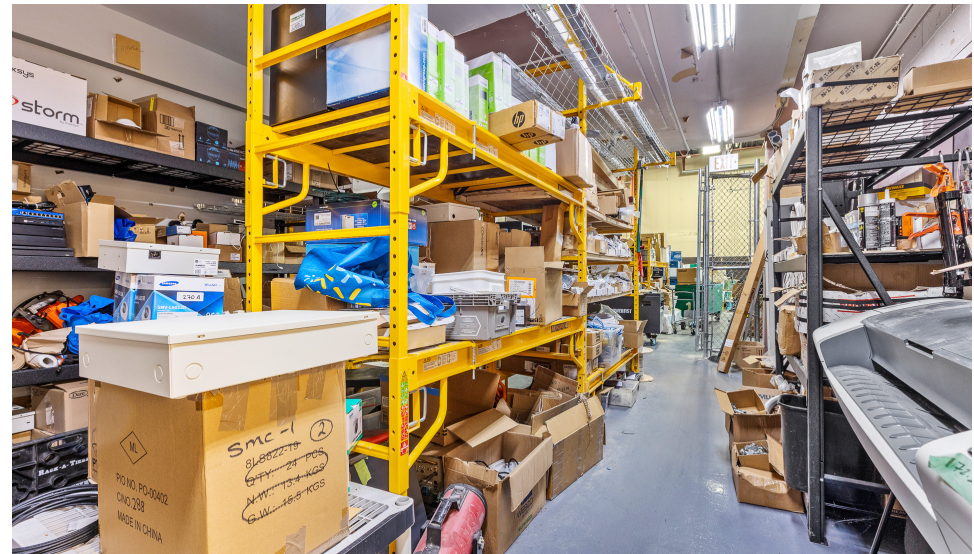
suite 202 - 4,950sf



suite 102 - 5,490sf



additional photos



amenities map

