

FOR LEASE

21 Fitzgerald

Nepean (Ontario)

ASGAARD
▲▲



LEASING INQUIRY : **JOHN ESPOSITO**
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Overview

21 Fitzgerald, Nepean (ON) K2H 9J4

21 Fitzgerald Road is a office property within a well-established business campus in Nepean (Ottawa-West). It offers strategic office space for professional and possibly government tenants, **benefiting from good access, visibility, and proximity to local amenities and transit infrastructure.**



2

Number of floors



41,706 sq.ft.

Building Area



± 20,000 sq.ft.

Typical Floor Area

Additional Information

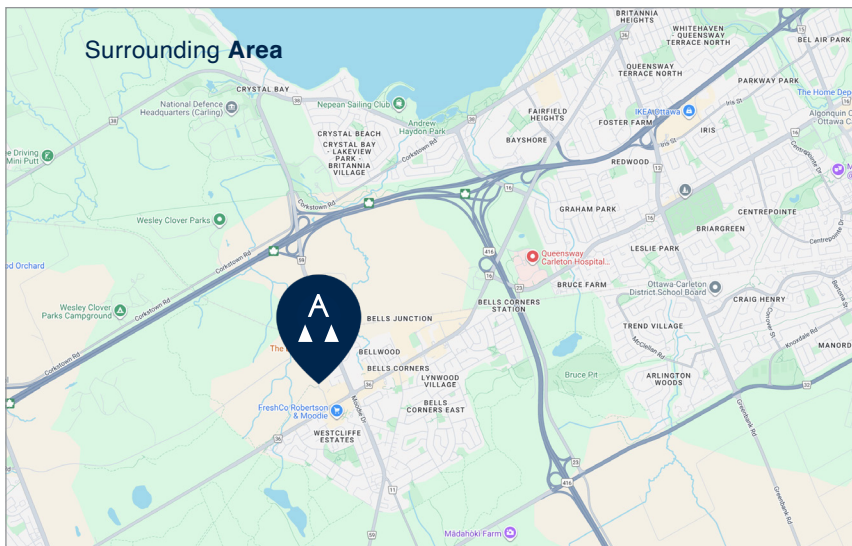
Year Built	1986, renovated in 1996
Built Type	Office
Parking Space	177 exterior paved parking spaces; includes 4 mobility impaired spaces
Parking Ratio	4/1,000 sq.ft.
Fire protection	Edwards Qucik Start QS4 Panel; sprinklers and smoke detectors are located throughout the building
Elevator	One elevator
Public transit	Public transit nearby

Availabilities | Office Space

Suite 100

18,612 sq.ft.

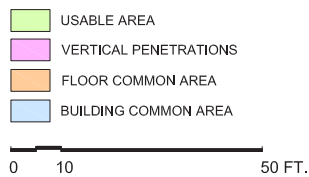
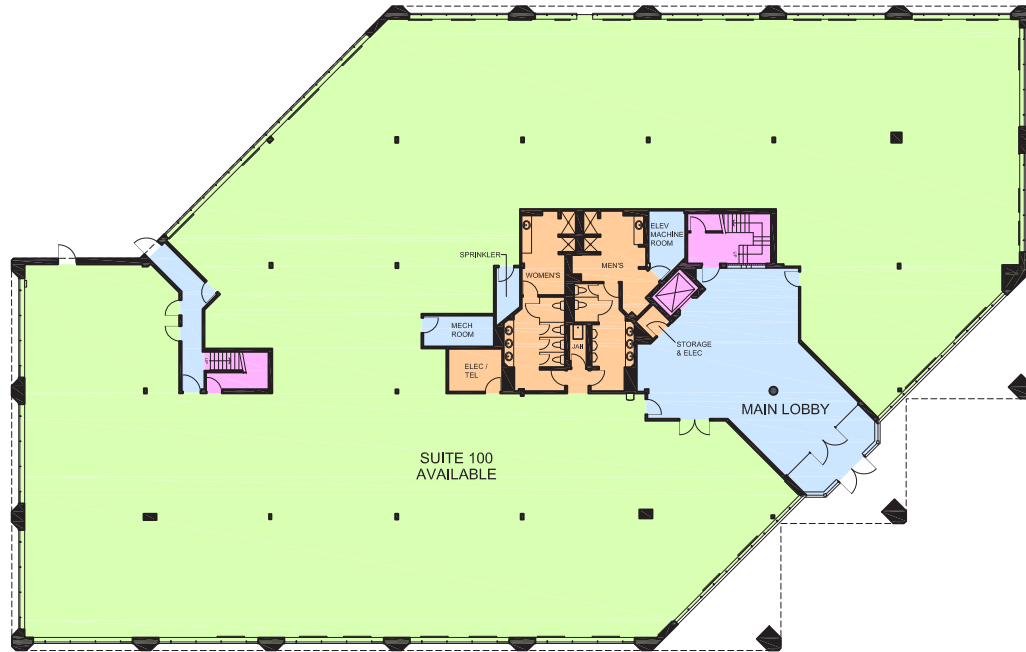
Net Rent	CAM	Taxes	Total Additional Rent
Please contact agent	\$ 10.40	\$ 3.72	\$ 14.12



METRO LCBO



Floor Plan | *Ground Floor*
21 Fitzgerald, Nepean



AREA SUMMARY

SUITE No.	USABLE AREA	RENTABLE AREA
100	16,794 S.F.	18,612 S.F.

R/U RATIO = 1,10830

ABOVE INFORMATION ESTABLISHED ACCORDING
 TO BOMA / ANSI Z65.1 1996

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CONTACT US FOR LEASING OPPORTUNITIES :

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