



SUBLEASE

**INDUSTRIAL
FLEX SPACE**

1479 Laperriere Avenue, Ottawa, ON K1Z 7S8

BUILDING FEATURES

- ❖ Approx. 2,000 SF of Space Available
- ❖ Large Executive Office on Ground Floor
- ❖ 1,321 sf Warehouse Space w/ Drive-in
- ❖ 6'8" [H] x 8'5" [W] Grade-Level Overhead
- ❖ Collaborative / Open Work Area on each floor
- ❖ 3 Standard Offices + 1 Large Boardroom
- ❖ 2 x Bathrooms on Each Floor
- ❖ Kitchenette per floor + 2nd floor Lunchroom
- ❖ East & West facing windows providing a Bright Working Environment Throughout
- ❖ Rare Short Term Lease Option (± 2 years)
- ❖ Turn-Key Sublease Available Immediately

SUBLEASE DETAILS

AREA/LOCATION	Central Ottawa Central Park 5301 - Carlington
NET RENTAL RATE	\$16.22 / SF
RECOVERABLE COSTS	\$7.81 / SF
OFFICE SPACE	Approx. 3,614 SF
SUBLEASE TERM	August 31, 2028
ZONING CODE	IL[261] H(11)
AVAILABILITY	Immediate

Building

Footage

Net + Add't'l

Monthly Rent

2 Storey Stand-Alone

4,935 SF

\$16.22/SF + \$7.81

Approx. \$9,882.34/month + HST

FLOORPLAN



Ground Floor

Office + Flex / Warehouse

Overhead Drive-In Grade-Level Garage Door

2nd Floor

Private Offices
Boardroom
Lunchroom
Collaborative Open Workspace + Storage

Wei-LING Tan

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ADDITIONAL RENT INCLUDES:

- General Maintenance and Repair
- Building Insurance
- Property Real Estate Taxes
- Water & Sewer Utility Services
- Heat & Hydro utilities extra

Recoverable cost are estimated at
\$7.81 per sq. ft. for the year
ending on December 31, 2025

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