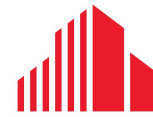


**13,312 SF - FOR SUBLEASE**  
 MIXED USE OFFICE / LAB / MANUFACTURING  
**3 IBER ROAD**  
 STITTSVILLE, ON



**CUSHMAN & WAKEFIELD**  
 Ottawa

AVAILABLE AUGUST 2022



© Google Earth

**PROPERTY FEATURES**



**LAB SPACE**

4,000 SF ENCLOSED + 2,000 SF AREA WITH ESD FLOORING  
 LAB IS "CLASS 10,000"



**SUBLEASE TERM**

09/30/2025

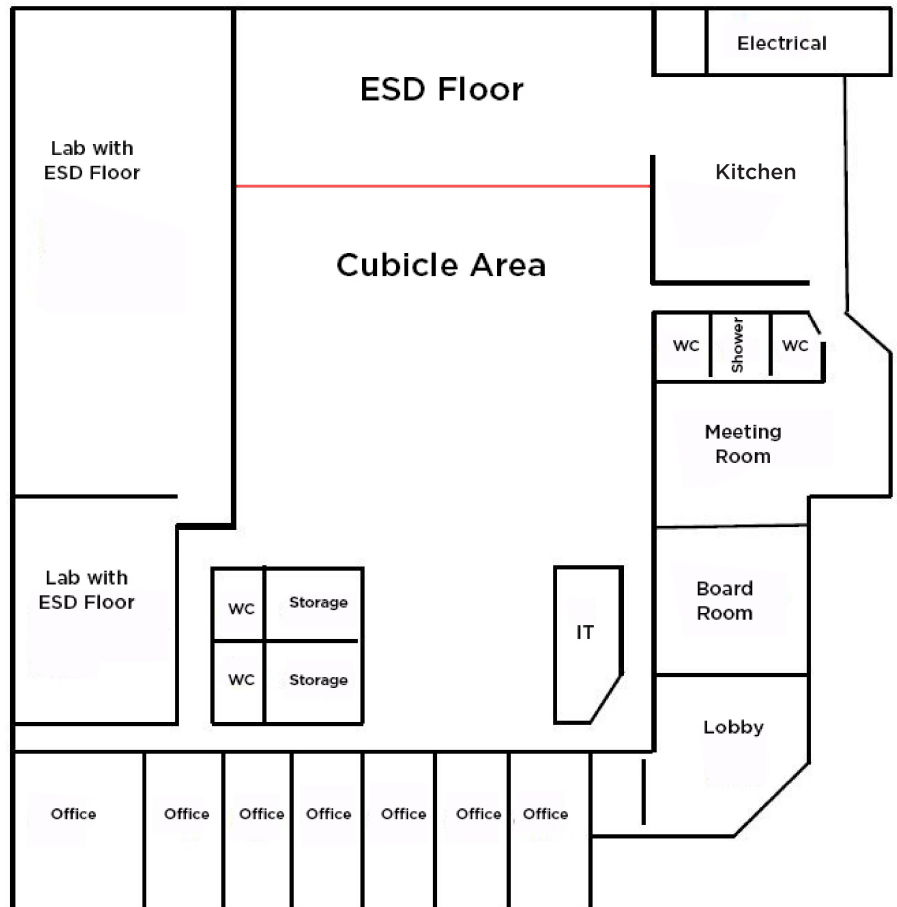


**NET RENT**

\$16.00

**ADDITIONAL RENT**

\$6.82 + electrical



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