



# 21

FITZGERALD  
NEPEAN, ONTARIO

## FOR LEASE

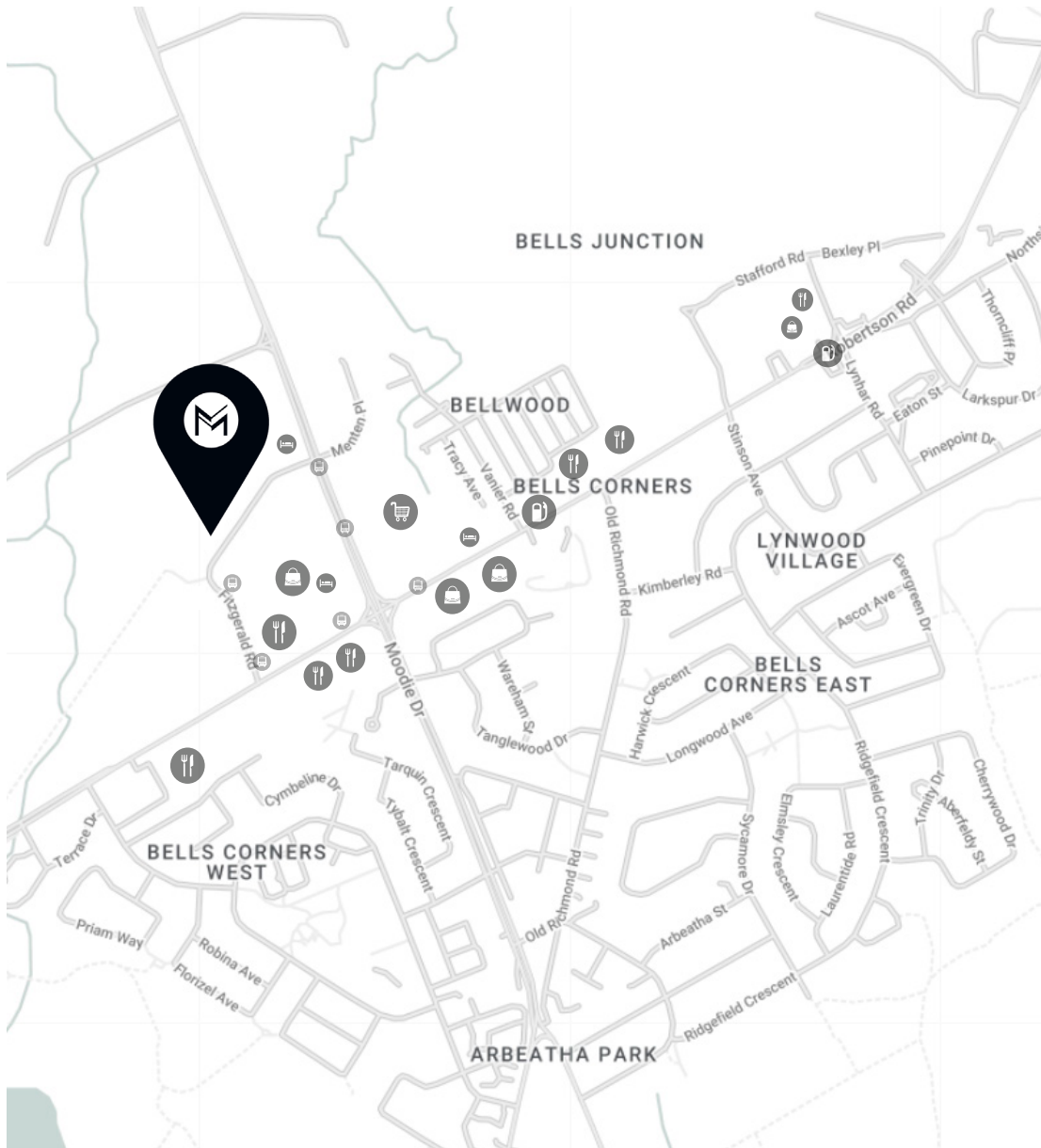
AVAILABILITIES

Suite 100 = 18,612 sq.ft.

**MACH**

PROPERTY

# SURROUNDING AREAS



## 21 FITZGERALD, NEPEAN

| NET RENT             | CAM    | TAXES  | TOTAL<br>ADDITIONAL<br>RENT |
|----------------------|--------|--------|-----------------------------|
| Please contact agent | \$9.62 | \$3.66 | \$13.28                     |

| FEATURES         |                                                                                                   |  |  |
|------------------|---------------------------------------------------------------------------------------------------|--|--|
| Year built       | 1986, renovated in 1996                                                                           |  |  |
| Building type    | Office                                                                                            |  |  |
| Number of floors | 2-storey                                                                                          |  |  |
| Floor area       | 18,612 sq. ft.                                                                                    |  |  |
| Parking space    | 177 exterior paved parking spaces; includes 4 mobility impaired spaces                            |  |  |
| Parking ratio    | 4/1,000 sq. ft.                                                                                   |  |  |
| Fire protection  | Edwards Quick Start QS4 Panel; sprinklers and smoke detectors are located throughout the building |  |  |
| Elevator         | One elevator                                                                                      |  |  |
| Public transit   | Public transit nearby                                                                             |  |  |

### LEASING INQUIRY

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# FLOOR PLAN

GROUND FLOOR

