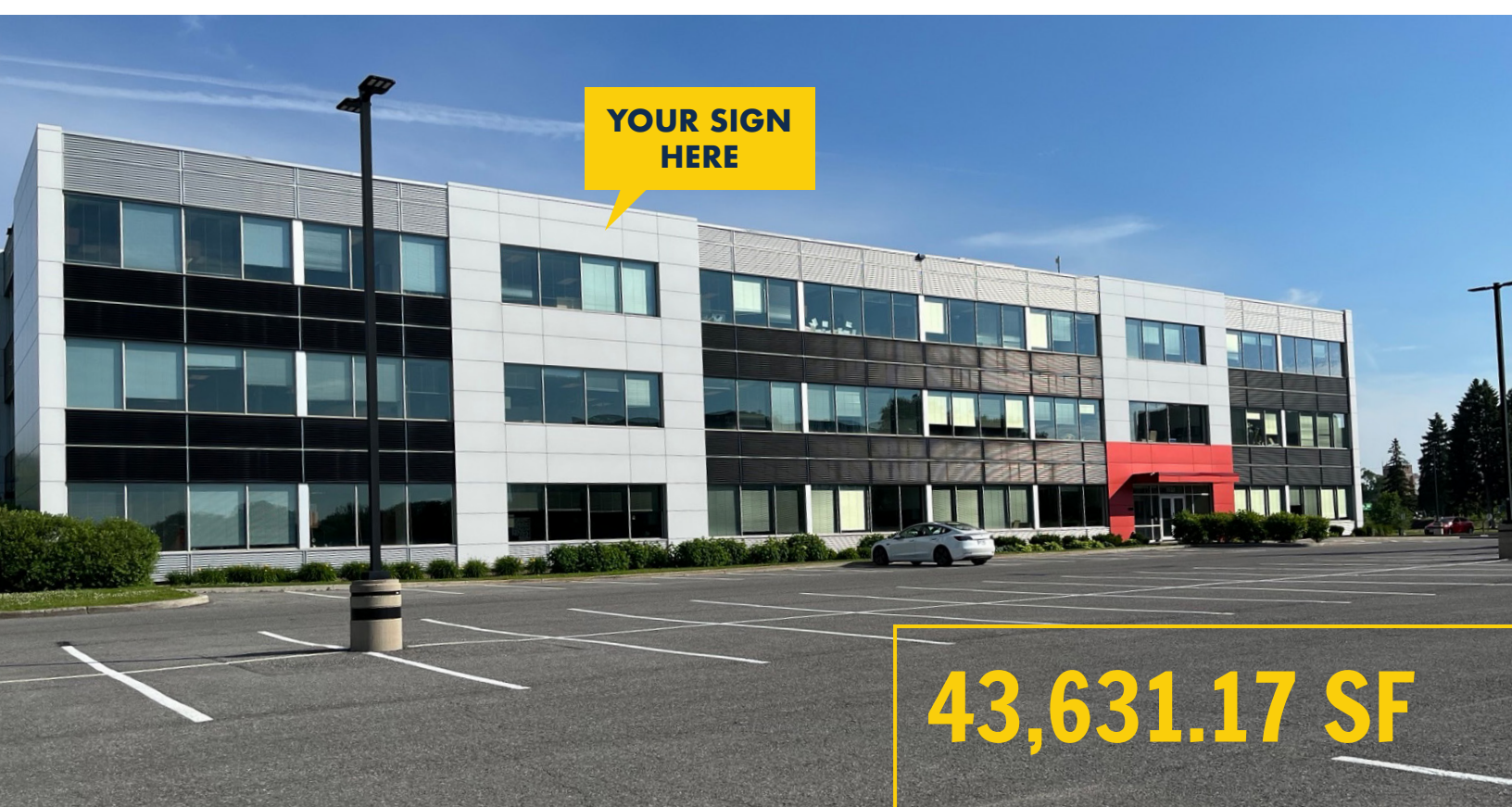


FOR LEASE

1935 Robertson Road



**YOUR SIGN
HERE**

43,631.17 SF



**YOUR SIGN
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TAGGART
REALTY MANAGEMENT

www.taggart.ca

Property Information



Property Highlights



Building can be demised



Furniture Included



High Ceilings



Green space for team building events



Ample Parking (215 parking spaces)

Class A office space

Total Rentable Area	43,631.17 square feet (including common area breezeway)
1st Floor Rentable Area	15,609 square feet
2nd Floor Rentable Area	14,179 square feet
3rd Floor Rentable Area	14,179 square feet
Common Area Link Area	763.17 square feet
Possession	Immediate
2025 Common Area Maintenance & Insurance	\$4.53 PSF Excl. mgt. fee & utilities
2025 Taxes	\$4.60 PSF
Mgt. Fee	\$0.68 PSF 15% of op. cost excl. taxes
Utilities	Tenant Directly
Net Rent	Inquire
MLS® Listing #	#1393429

Zoning

Arterial Mainstreet Zone (including but not limited to such uses as instructional facility, medical facility, research and development, centre technology industry, training center, and more).

Power

Building electrical power is supplied by Hydro Ottawa through a new 1000 KVA.

Pad mount transformer, pad mount transformer 347/600 volt 3ph, 4wire power is fed to the main 600.

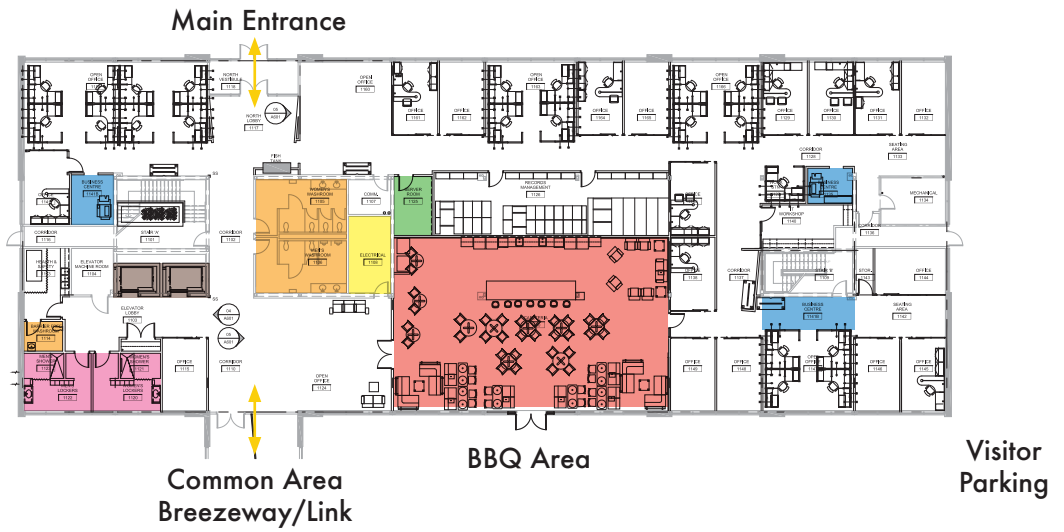
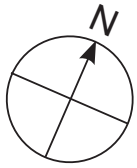
Amp switch board to the ground floor electrical room within building B.

Additional Highlights

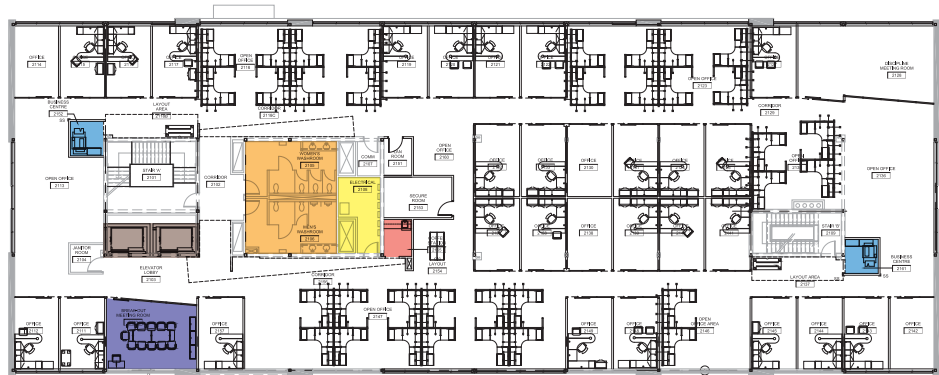
Fully functioning floors (each floor includes washrooms, kitchenette, business centre, electrical mechanical room and two large elevators). In addition, the property features 3 boardrooms, and a large cafeteria and showers/locker rooms on the first floor.

Property Floor Plans

1ST FLOOR



2ND FLOOR



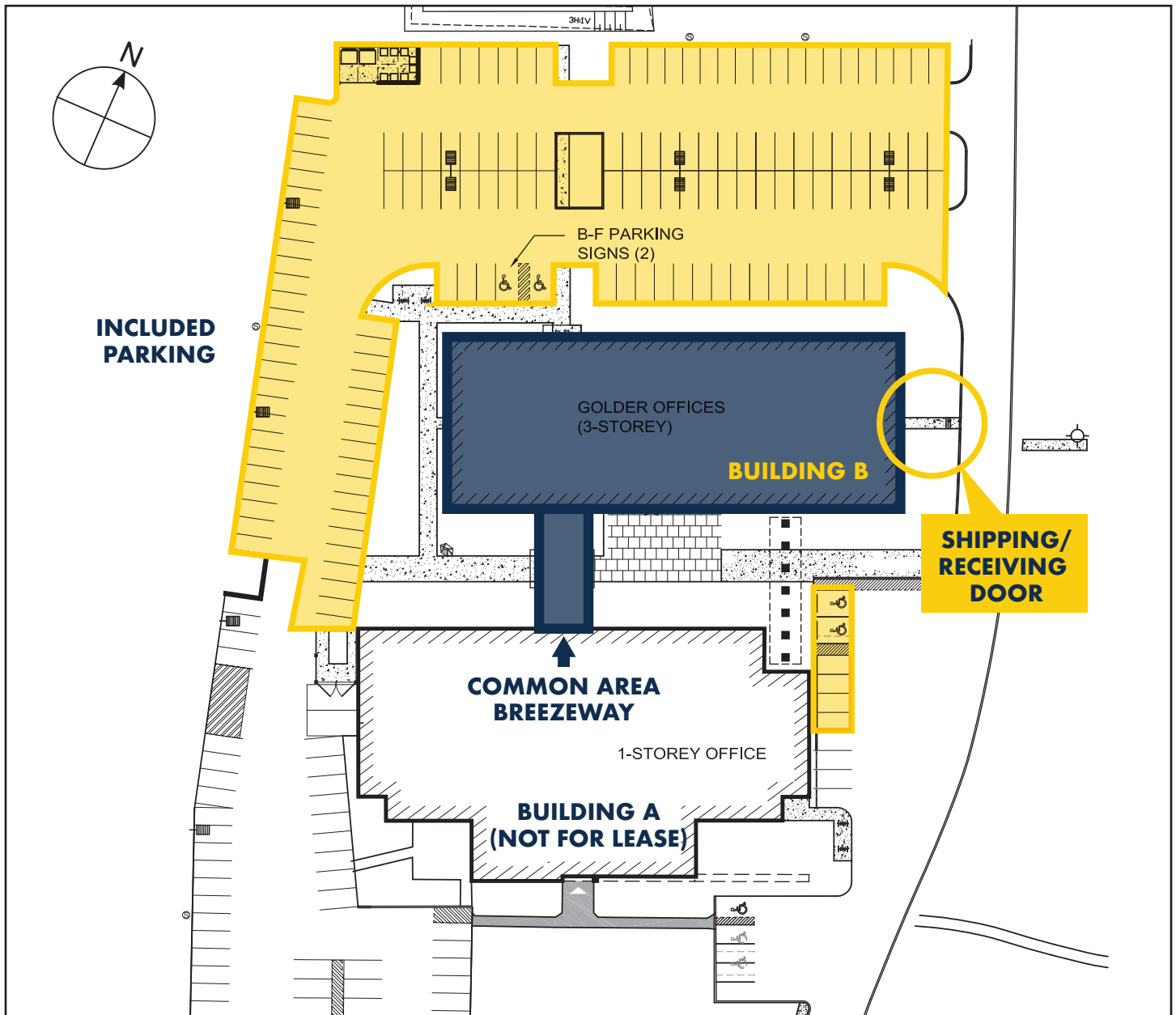
3RD FLOOR



Legend

- Washrooms
- Business Centre
- Server Room
- Electrical
- Elevators
- Showers
- Board Room
- Kitchenette / Cafeteria (on 1st floor)

Parking Layout



Location and Corporate Neighbours



TECH PARK - NEIGHBOURS
- TechInsights
- WiLan

**1935 ROBERTSON RD.
Building B**

**Lighted
Intersection**

- ADDITIONAL LOCATION FEATURES**
- ▶ Easy access to Hwy 416 Interchange
 - ▶ Easy access to the 417 interchanges at Moodie Drive and Bayshore Drive
 - ▶ Easy four-way access of Robertson Road
 - ▶ Part of Moodie Drive Tech Hub

Property Photography



Note: Photos are staged.

Property Photography



AUXILIARY SPACE



Note: Photos are staged.



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