

FOR LEASE

35 Fitzgerald

Nepean (Ontario)

A S G A A R D
▲ ▲



**LEASING
INQUIRY :**

JOHN ESPOSITO
Vice President, Broker of Record (Ontario)
Asgaard Real Estate Services Inc.


✉ jesposito@asgaard.ca

Up to ± 54,400 sq.ft.
Contiguous Space Available

Overview

35 Fitzgerald Road, Nepean (ON) K2H 1E6

This office property forms part of the Fitzgerald Campus, a recognized office destination in Nepean's Bells Corners. Built in 1998, the building is strategically located between Robertson Road and Moody Drive, providing **easy access to nearby shops, services, and daily conveniences**. The area is well connected by public transit, supporting seamless commuting for employees and visitors alike.

 **5**
Number of floors

 **± 64,000 sq.ft.**
Building Area

 **± 13,250 sq.ft.**
Typical Floor Area

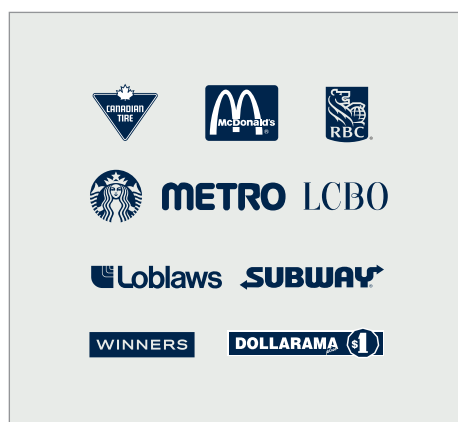
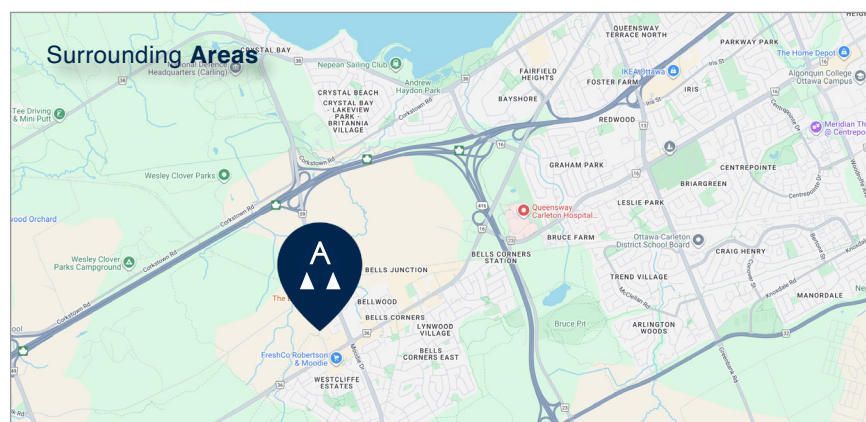
Additional Information

Year Built	2001
Built Type	Office
Parking Space	163 outdoor spaces at \$74.35HST included
Parking Ratio	2.5/ 1,000 sq.ft.
Fire protection	Edwards E.S.T. 2 Panels
Elevator	Two Thyssen elevators –Traction elevators Chubb –card swipe control access to building and all floors
Public transit	Public transit nearby
Certification	BOMA BEST Certified GREEN (Best Practices).

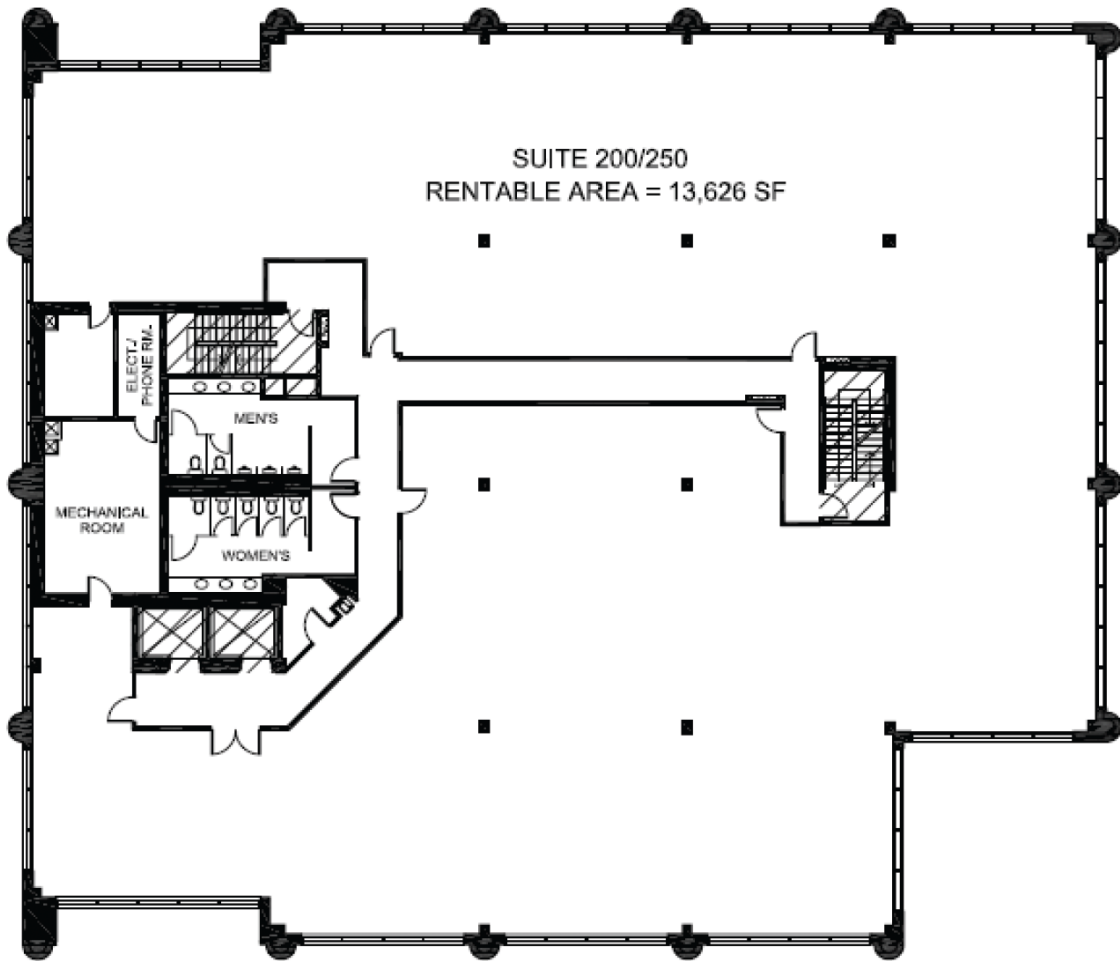
Availabilities | Office Space

Suite 200/250	13,626 sq.ft.
Suite 300	13,626 sq.ft.
Suite 400	13,626 sq.ft.
Suite 500	13,626 sq.ft.

Net Rent	CAM	Taxes	Total Additional Rent
Please contact agent	\$ 8.54	\$ 4.50	\$ 13.04



Floor Plan | *Second Floor*
35 Fitzgerald, Nepean



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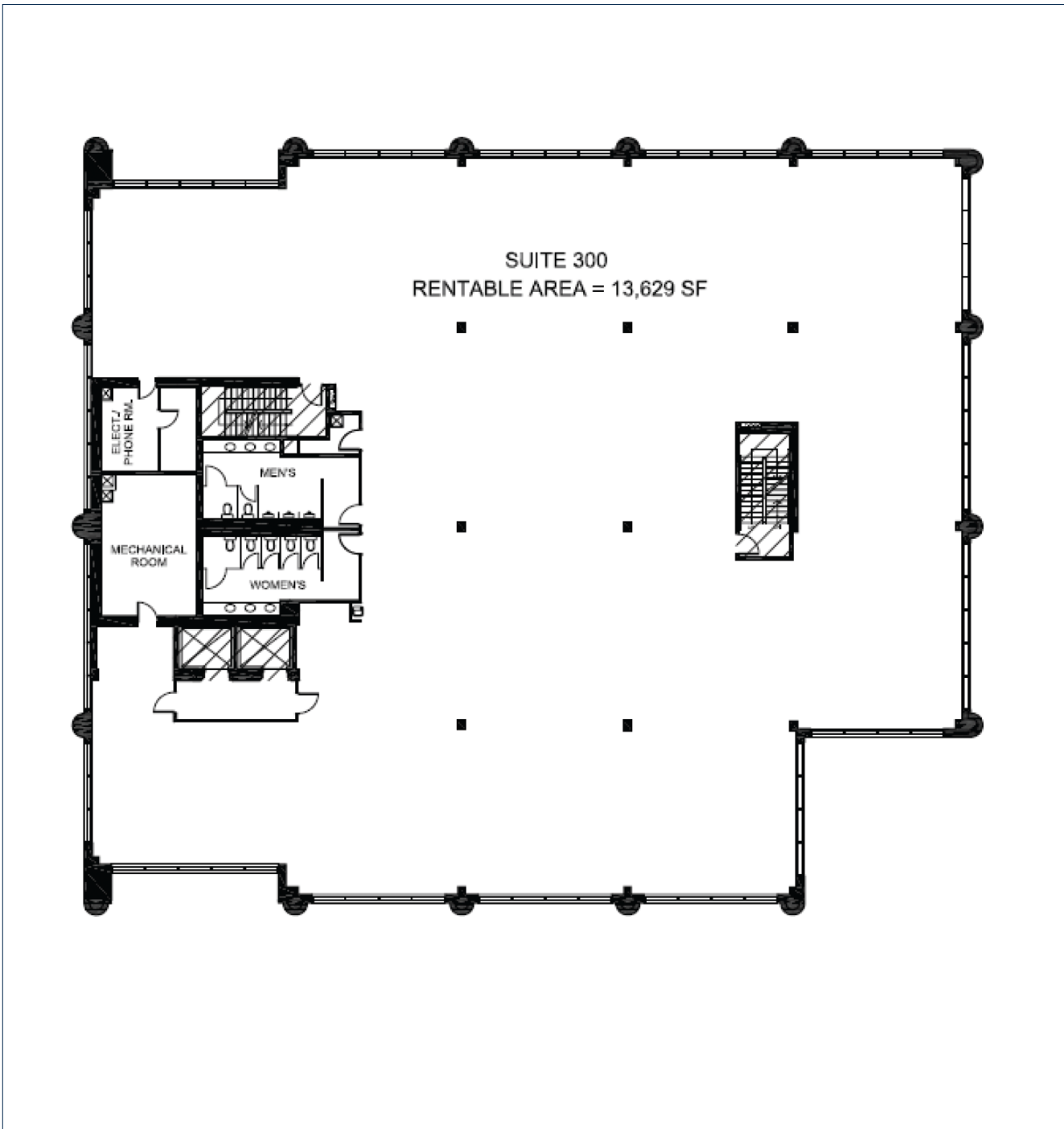
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Floor Plan | *Third Floor*
35 Fitzgerald, Nepean



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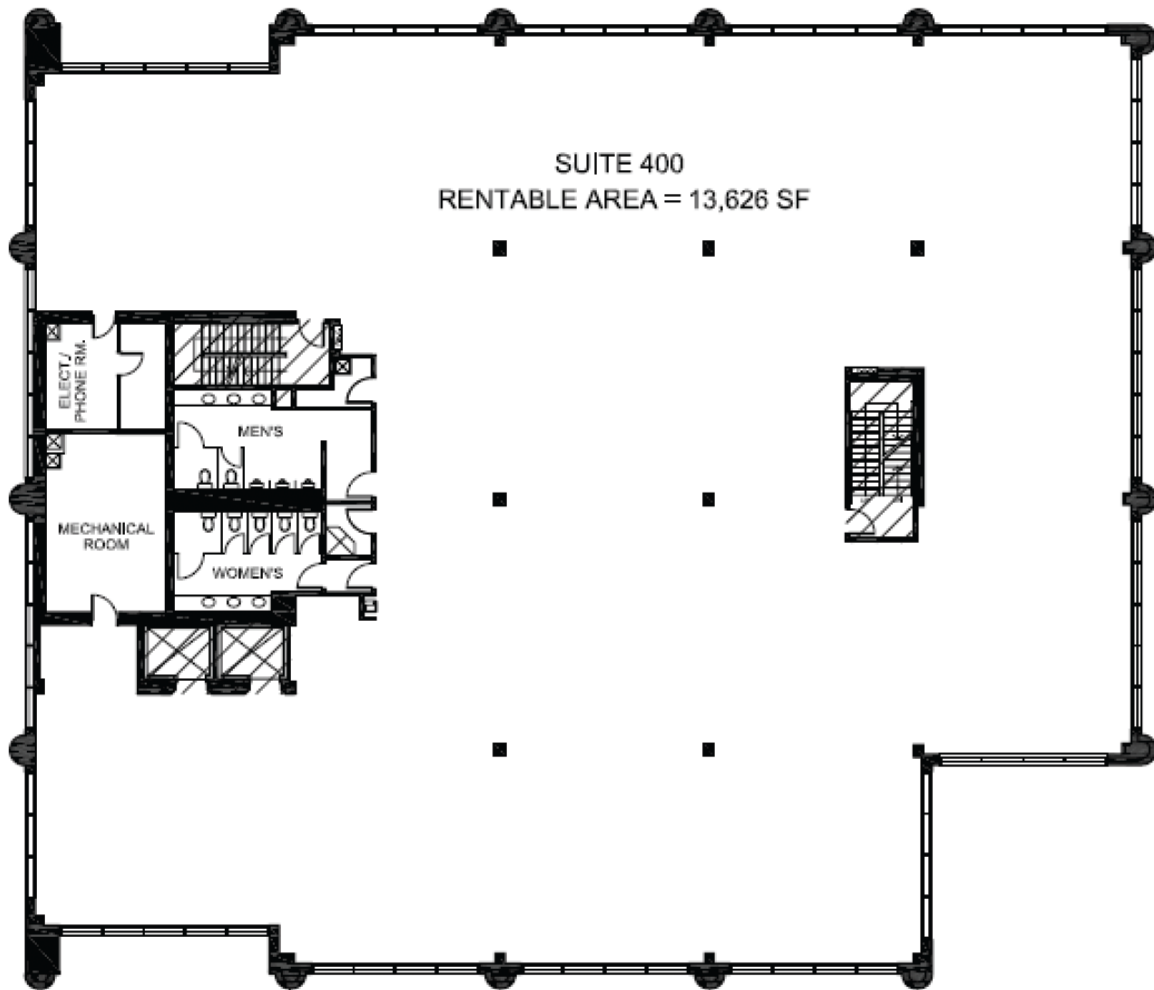
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Floor Plan | *Fourth Floor*
35 Fitzgerald, Nepean



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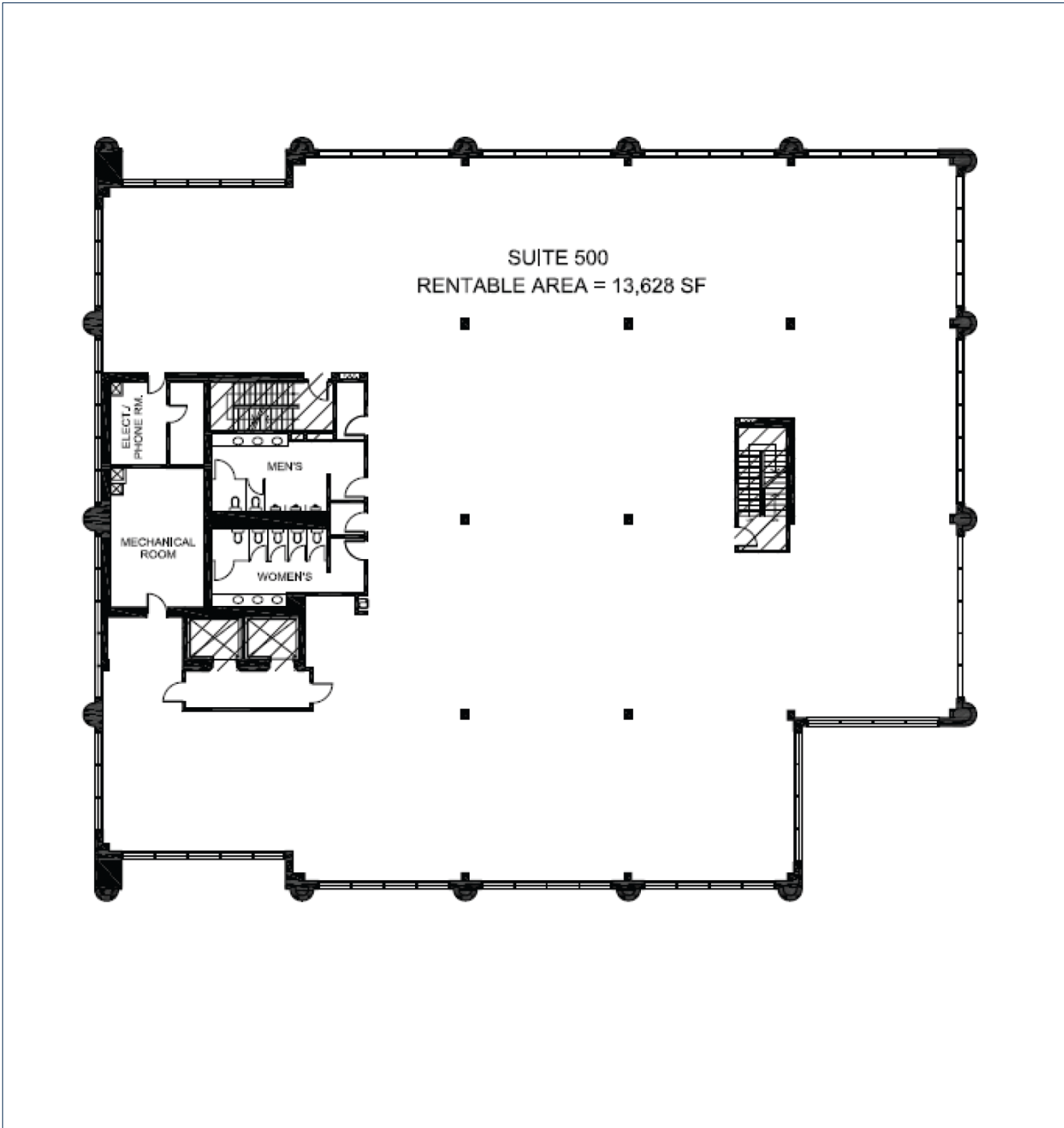
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Floor Plan | *Fifth Floor*
35 Fitzgerald, Nepean



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CONTACT US FOR LEASING OPPORTUNITIES :

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