

FOR LEASE



OFFICE / WAREHOUSE SPACE

2627 Edinburgh Place, Ottawa, K1B 5M1

BUILDING FEATURES

- The Ground floor consists of a reception area, a shop office, and warehouse, storage and washrooms
- The second-floor office space consists of a boardroom/meeting room, open work areas, 6 enclosed offices, a kitchenette, and a washroom
- 5 Grade-level loading doors, two 8ft by 9ft, two 12.5ft by 11ft and one 12ft by 12ft.
- Outside storage yard along the east side and behind the building is included in the rent
- Building signage may be possible

LEASE DETAILS

ADDRESS	2627 Edinburgh Place, Ottawa, K1B 5M1
RENTAL RATE PER SQ. FT.	\$17.00
RECOVERABLE COSTS PER SQ. FT.	\$5.07
WAREHOUSE SPACE	5,000 sq. ft.
OFFICE SPACE	2,000 sq. ft.
LEASE TERM	3 – 5 Years
ZONING CODE	IH
OCCUPANCY	Immediate



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RECOVERABLE COST INCLUDES:

- Garbage removal
- Common area hydro
- Snow Removal
- Landscape
- Real Estate Taxes
- Water and Sewer
- General Maintenance and Repair
- Insurance

Recoverable cost are estimated at \$5.07 per sq. ft. for year ending December 31, 2024

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