



21

FITZGERALD
NEPEAN, ONTARIO

FOR LEASE

AVAILABILITIES

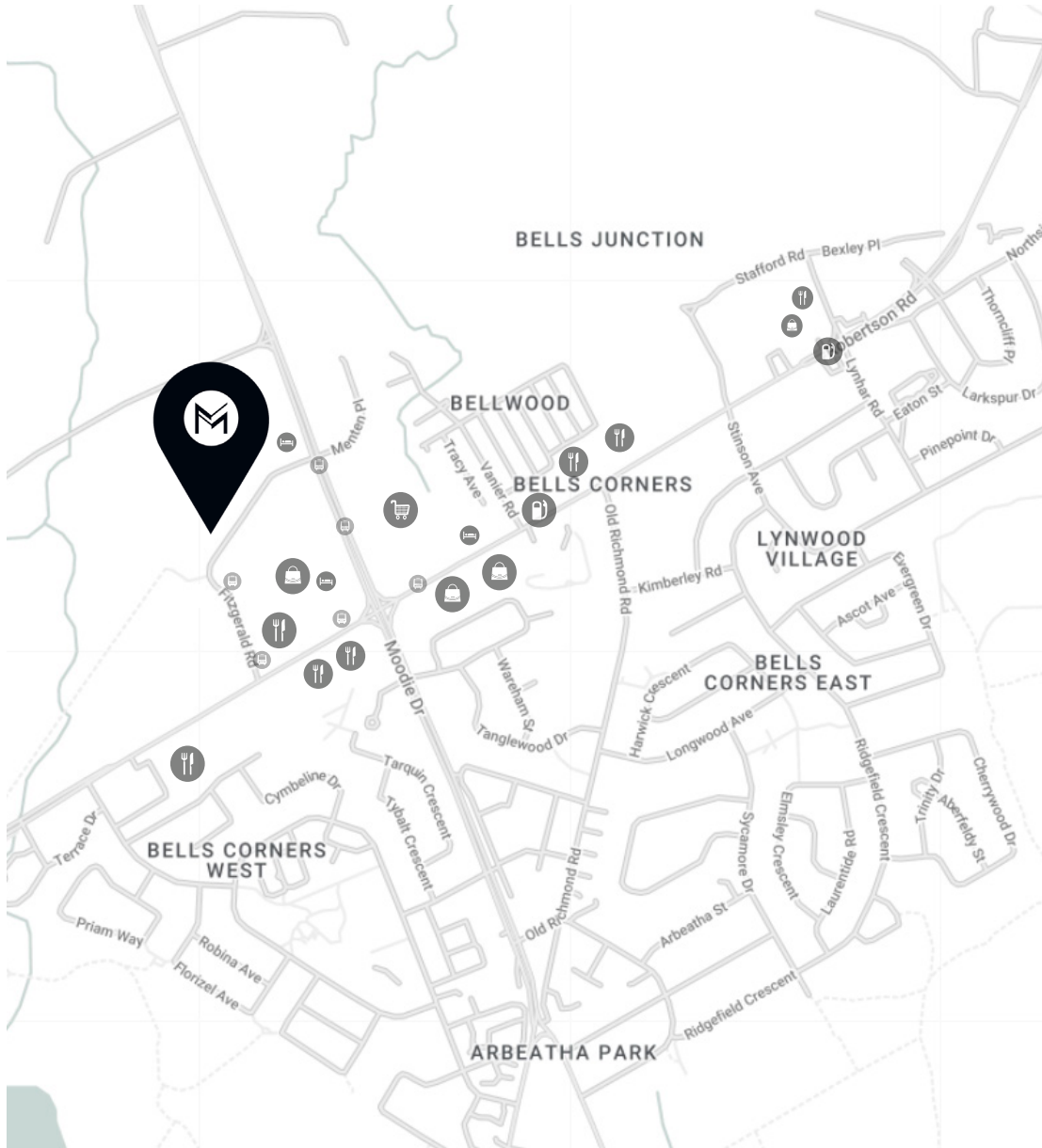
Up to ~ 39,000 sq.ft.
of contiguous space available

Suite 100* = 18,612 sq.ft.
Suite 200* = 21,327 sq.ft.

*Available February 1, 2022

MACH
PROPERTY

SURROUNDING AREAS



21 FITZGERALD, NEPEAN

NET RENT	CAM	TAXES	TOTAL ADDITIONAL RENT
Please contact agent	\$11.35	\$3.46	\$14.81

FEATURES	
Year built	1986, renovated in 1996
Building type	Office
Number of floors	2-storey
Floor area	20,853 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

John Esposito

Director Leasing

jesposito@groupemach.com

Max Francischiello, MBA

Senior Vice-President, Leasing

mfrancischiello@groupemach.com

FLOOR PLAN

GROUND FLOOR



MACH

groupemach.com | [in](#) | [f](#) | [@](#)

FLOOR PLAN

SECOND FLOOR



MACH

groupemach.com | [in](#) | [f](#) | [@](#)

CONTACT US
FOR LEASING OPPORTUNITIES
(613) 565-4848