

FOR SUBLEASE

2060 WALKLEY ROAD

Ottawa, ON K1G 3P5



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 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF (Walkley):	30,168 SF
Available SF (St. Laurent):	1.04 acres
Lease Rate (Walkley):	\$12.61 SF/yr (NNN)
Lease Rate (St. Laurent):	\$11,500/month
Additional Rent (Walkley):	approx. \$7.80 PSF
Space Breakdown:	20% office
	12% lab space
	5% warehouse
	23% manufacturing
	5% meeting areas
	35% mechanical, IT, common areas

PROPERTY OVERVIEW

Office/Flex/Lab space for SUBLEASE on Walkley Road. With approximately 30,168 SF of space this building features 4 exterior and 4 interior cameras, 4 fire exits, Mircom fire alarm panel with sprinkler fire suppression system throughout building, 600 volt/800 AMP/3 PHASE electrical power with 120/208 volt distribution, building automation system, 1 ground level loading door (approx. 7.5 x 7.5 feet), many enclosed offices and work stations, boardroom/meeting rooms, kitchenettes, and washrooms. Rent escalations will apply. Please contact the agent for further details. Utilities extra.

PROPERTY HIGHLIGHTS

- Parking spaces: 144 (Walkley) + 104 (St. Laurent)
- HWY 417 via Walkley Road 5 minutes away
- Office and light industrial zoning (IM)
- Space can be demised

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OFFICE AND LAB SPACE

Manufacturing Area: 7,120 SF (1 large room)

- Temp and RH controlled
- Compressed Air, Vacuum, Nitrogen

Chemical Lab: 1,920 SF (1 large lab & 5 smaller rooms)

- Temp and RH controlled
- Compressed Air, Vacuum, Nitrogen
- Safety shower, 4 sinks

Clinical Lab: 1,760 SF (2 large rooms)

- Compressed Air, Vacuum, Nitrogen
- 3 sinks

Office Area (2nd floor- 6,000 SF): 10 enclosed offices & 60+ workstations

Meeting Areas (1st floor): 2 large boardrooms & 2 meeting rooms

Common Areas (1st floor): In-suite kitchen & dinette

Common Areas (2nd floor): kitchenette

Washrooms (1st floor): 2 private & 2 public (2nd floor): 2 private

BUILDING SYSTEMS

- 400kw full building generator with automatic transfer
- 40hp variable speed compressor (125psi) with -40C desiccant dryer and filtration
- 50hp fixed speed compressor (125psi) with -40C desiccant dryer and filtration
- 2400 cfm AHU with precool, desiccant drying and natural gas regeneration. Also post cool and natural gas reheat
- second 100% redundant AHU with exact same specs.
- 50 lb/hr low pressure steam humidifier

Chem prep

- 50 lb/hr low pressure steam humidifier
- 4x400 cfm desiccant dryers

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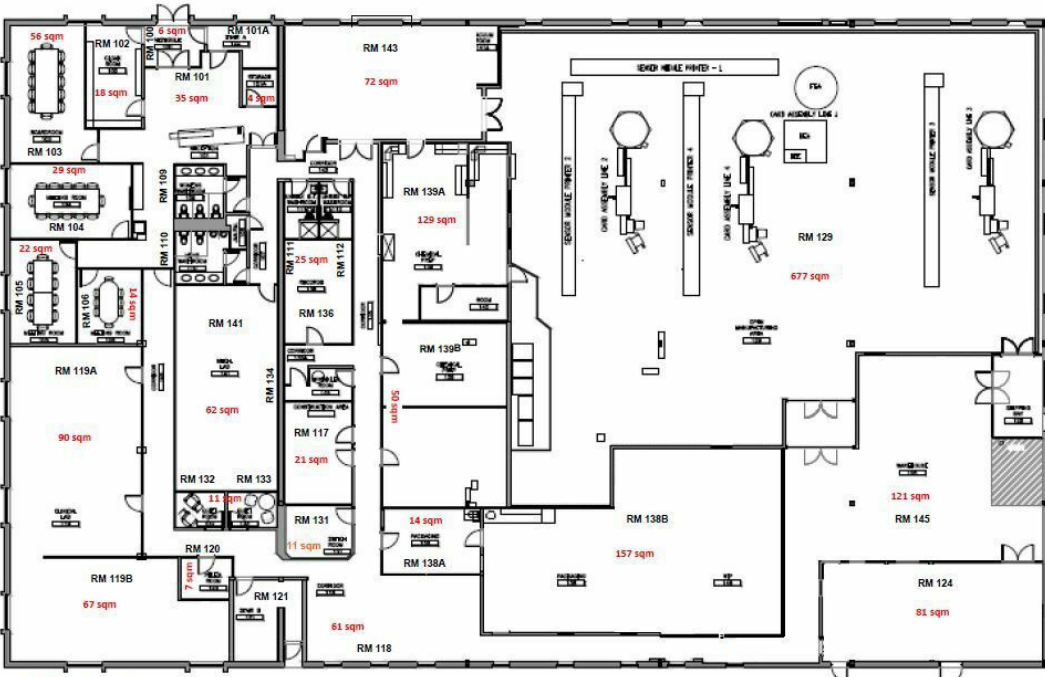
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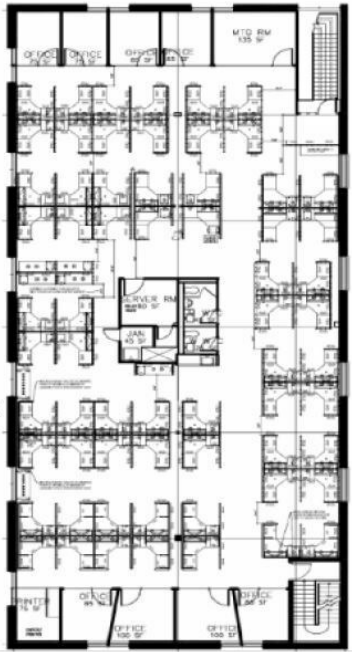
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GROUND FLOOR



SECOND FLOOR Total Second Floor = 550 sqm

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Additional Photos



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Retailer Map



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