

FOR LEASE - STORAGE SPACE  
1101 BAXTER RD.



Centrally Located Storage Space Available

## 1101 Baxter Rd.

up to 4,850sf storage space available

1101 Baxter Road is an 186,806 sf building, centrally located in Ottawa, and close to the Queensway and several bus routes. This building is immediately adjacent to Pinecrest Shopping Centre, which includes Indigo, Starbucks, Bridgehead, Subway, Scotiabank, and Ikea. Nearby restaurants include Montana's, Milestones, Milano Pizzeria, and Big Rig.

Up to 4,850 SF of storage space is available with an abundance of parking for staff and clients. Space will be in base building condition, ready for fit-up.

Regional Group  
1737 Woodward Drive, 2<sup>nd</sup>  
Floor  
Ottawa, ON  
K2C 0P9

(613) 230-2100

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## Property Highlights

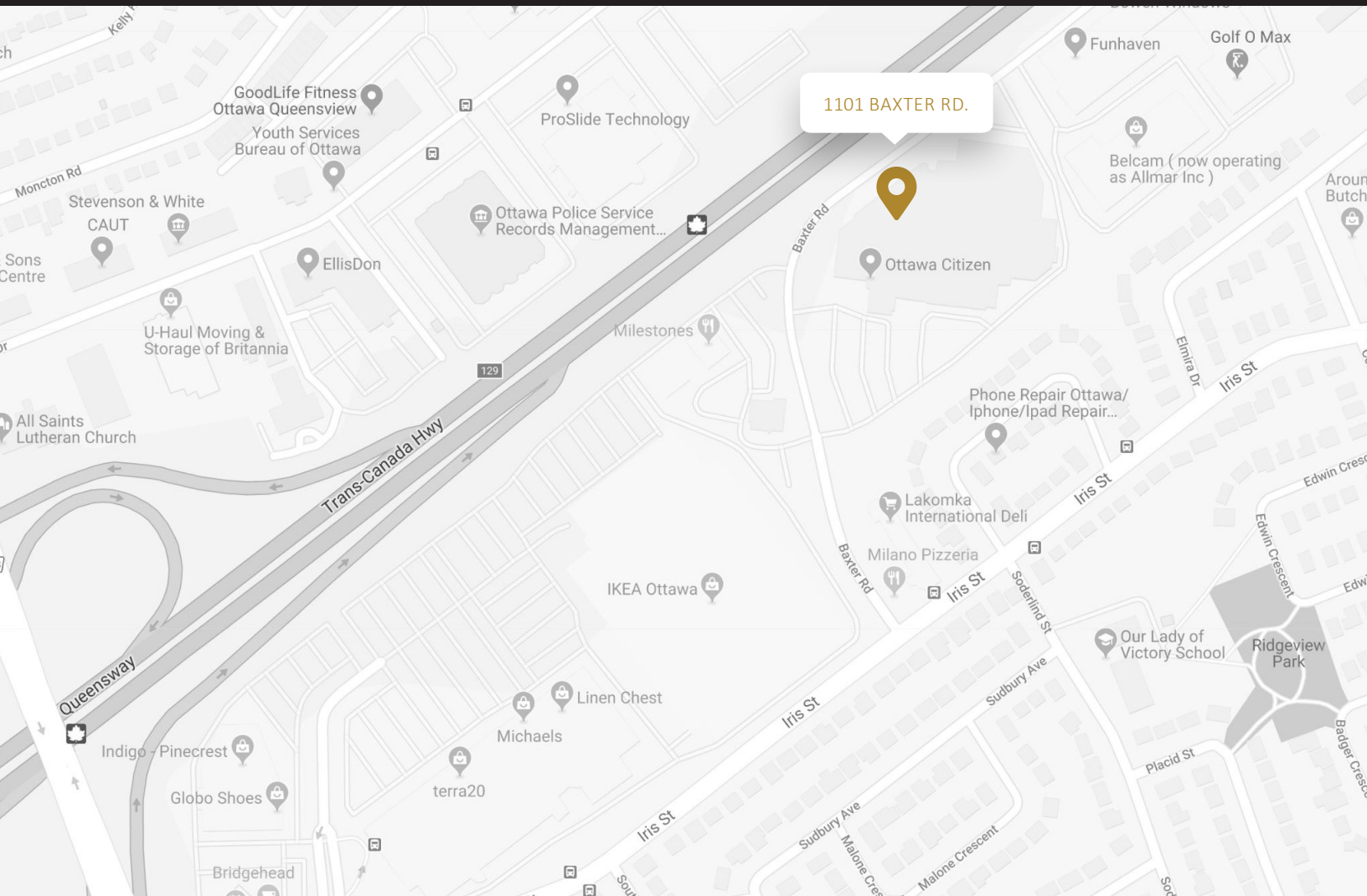
- Centrally-located with immediate access to the 417 Queensway
- Great highway visibility
- Adjacent to shopping centre with shopping/dining alternatives
- Abundant free parking
- Professionally managed building with 24/7 emergency on-call service
- Proximate to several bus routes



## Availability & Rates

Suite	Area (sf)	Gross Rent (Psf)	Availability
Lower Level Tower	4,850	\$17.50	Immediate

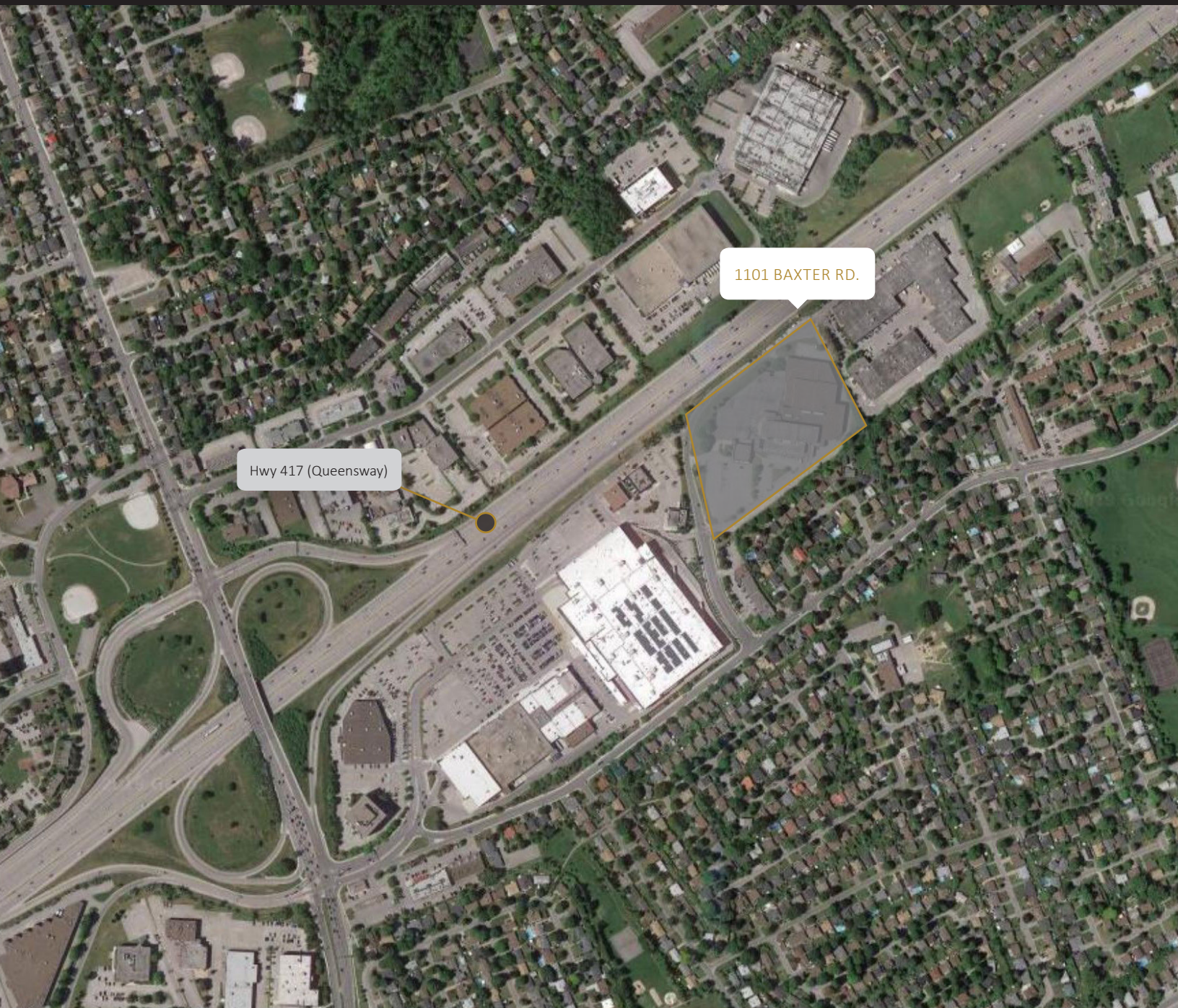
TI Allowance – Negotiable



## Property Specifications

Year Constructed	1972 originally, additions in 1978 (3-storey tower), and 1995 (mail room renovations)
Construction	Slab on grade except for RSS area
Exterior Walls	Brick veneer masonry, ISP, precast concrete panels, metal siding, and curtain wall glazing
Roof Type	IRMA, BUR, sloped metal room systems, EDPM systems
Ceiling Height	Tower- Unit 1, 8-11'; Unit 2, 6-8'; Unit 3, 8-11"; Ground Floor 10-11'
Power	3 separate services- 416/240 volt 3-phase 4-wire; 240 volt; 600 volt 3-phase
Loading Facilities	3 loading docks with overhead doors (Postmedia access only)
Air Conditioning	(2) chillers (300T each); packaged roof-top units
Heat	Natural gas fired boilers supply perimeter hydronic baseboard units
Sprinklered	Wet and dry sprinkler systems- full building coverage
Parking Spots	279
Elevator	No elevator. Dumb waiter service Tower Unit 3 from dock-level loading
Separately Metered	Yes
Emergency Generator	Yes, lighting and urgent services only





## Contact us

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