# خالف المانية

#### JOHN L. ZAGERMAN REAL ESTATE SERVICES LTD., BROKERAGE

106 - 1827 Woodward Dr., Ottawa, Ont. K2C 0P9
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## SHOWROOM/OFFICE SPACE FOR LEASE 1735 COURTWOOD CRES., OTTAWA

 free standing two-storey office/warehouse building in the Carlington Business Park at Woodward Dr.
 excellent access to Highway 417 from Maitland Ave. and Kirkwood Ave.
 great on-site free parking; three (3) hour free street parking
 signage available
 central air-conditioning

#### Ground floor:

- approx. 800 sq. ft. (north side)
- approx. 961 sq. ft. with kitchenette (south side)
- contiguous units can be combined to approx. 1,761 sq. ft.

#### Second floor:

- approx. 1,270 sq. ft. with tasteful existing leasehold improvements including ensuite washroom and kitchenette
- ---- asking price: \$15.75/sq. ft. basic rent plus property taxes and operating costs approx. \$9.00/sq. ft. (2019) plus HST

#### FOR FURTHER INFORMATION

#### PLEASE CONTACT:

### JOHN L. ZAGERMAN, BROKER OF RECORD

613-723-4545

The information contained herein is considered reliable, but is not guaranteed. Offering is subject to change, prior sale/lease or withdrawal without notice by owner.



