

81 AURIGA DRIVE, UNIT 24 OTTAWA, ON

Partnership. Performance.

1,360 sf for Lease
Prime West End Location
Suitable for Showroom/Service/Office





For Lease 81 Auriga Drive, Ottawa ON

Location

Located on Auriga Drive, the property is easily accessible via most major transportation routes such as Prince of Wales Drive and Merivale Road. Located within close proximity to the Ottawa International Airport with amenities and public transit close-by.

Availability

Unit 24 1,360 sf total (approximately)

Ground Floor 960 sf Office Mezzanine¹ 400 sf

Rental Rate

\$16.00 psf Gross Escalations over term

Utilities

Separately Metered (Hydro & Gas Extra)

HVAC

Roof top heat/cool unit

Highlights

- Reserved on-site parking
- Completely self contained with a private entrance
- Abundant natural light throughout the unit
- Features one (1) private office, a large open concept work space, a full kitchenette, one (1) washroom, storage room and a spacious upper level office mezzanine area

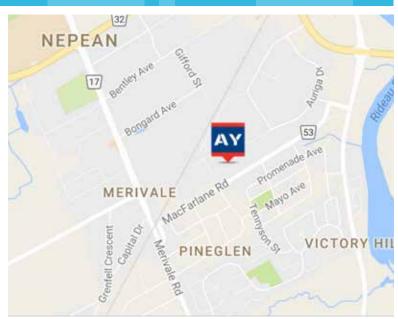
1Constructed without permit







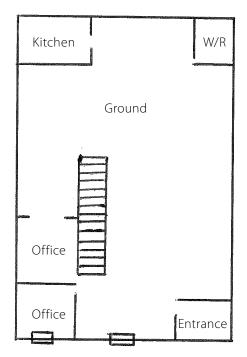




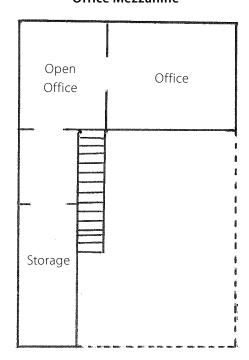


Floor Plan





Office Mezzanine



*Conceptual only, not to scale



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