



# 35

FITZGERALD  
NEPEAN, ONTARIO

## FOR LEASE

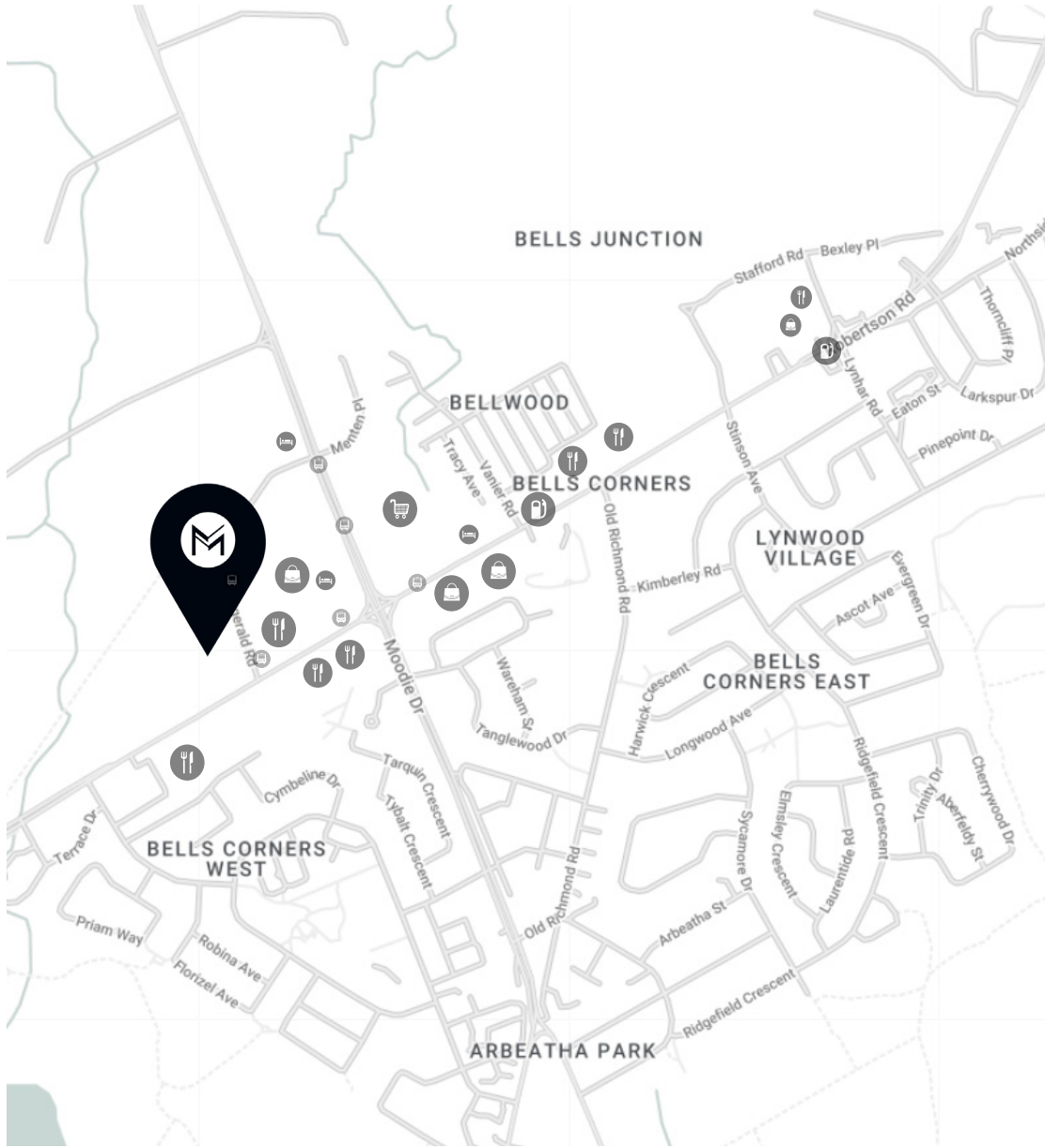
AVAILABILITIES

Up to ~ 66,000 sq.ft.  
of contiguous space available

Suite 100\* = 11,921 sq.ft.  
Suite 200\* = 13,626 sq.ft.  
Suite 300\* = 13,629 sq.ft.  
Suite 400\* = 13,626 sq.ft.  
Suite 500\* = 13,626 sq.ft.

**MACH**  
PROPERTY

# SURROUNDING AREAS





# 35 FITZGERALD, NEPEAN

NET RENT	CAM	TAXES	TOTAL ADDITIONAL RENT
Please contact agent	\$10.21	\$5.04	\$15.25

FEATURES	
Year built	2001
Building type	Office
Number of floors	5-storey
Floor area	66,428 sq. ft.
Parking space	163 outdoor spaces at \$74.35HST included
Parking ratio	2.5/1,000 sq. ft.
Fire protection	Edwards E.S.T. 2 Panels
Elevator	Two Thyssen elevators –Traction elevators Chubb –card swipe control access to building and 4th floor
Public transit	Public transit nearby
Certification	BOMA BEST Certified GREEN (Best Practices).

## LEASING INQUIRY

### John Esposito

Senior Director of Leasing

[jesposito@groupemach.com](mailto:jesposito@groupemach.com)

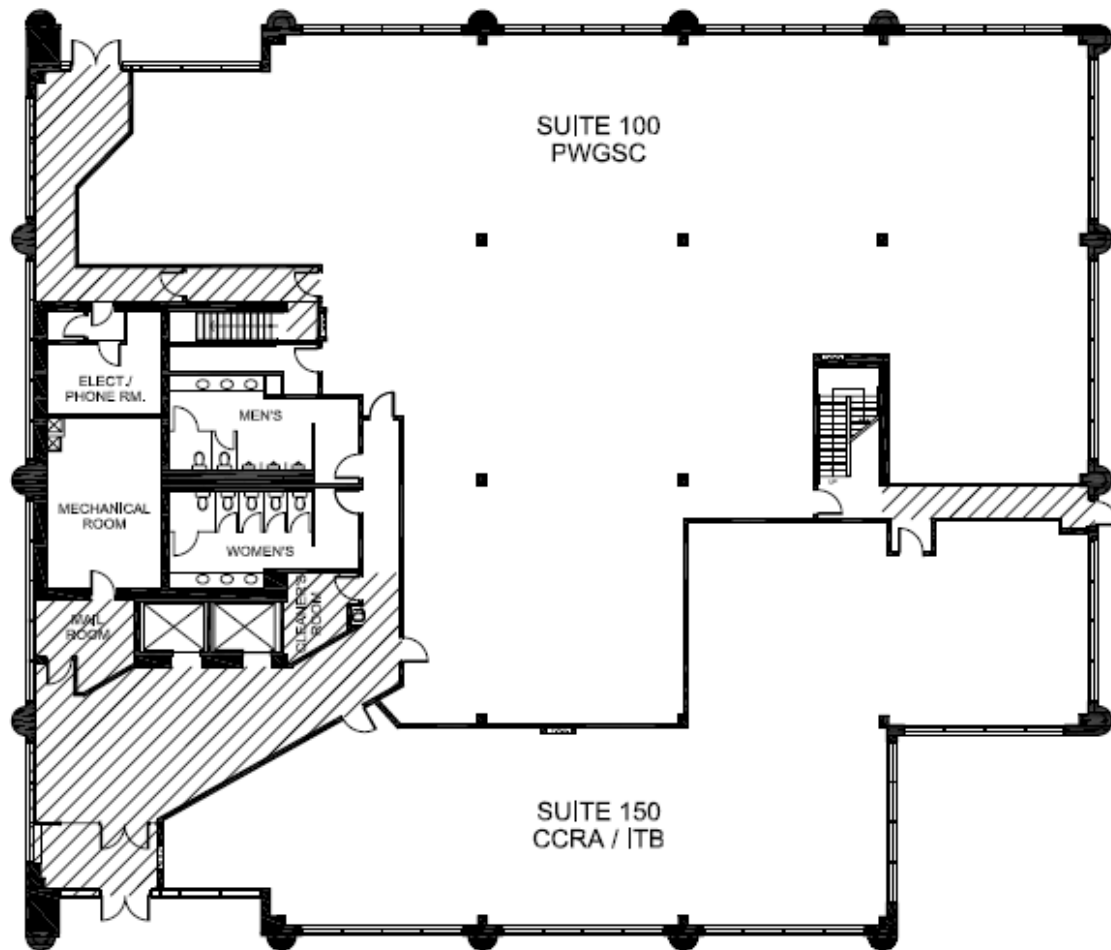
### Max Francischiello, MBA

Senior Vice-President, Leasing

[mfrancischiello@groupemach.com](mailto:mfrancischiello@groupemach.com)

# FLOOR PLAN

GROUND FLOOR

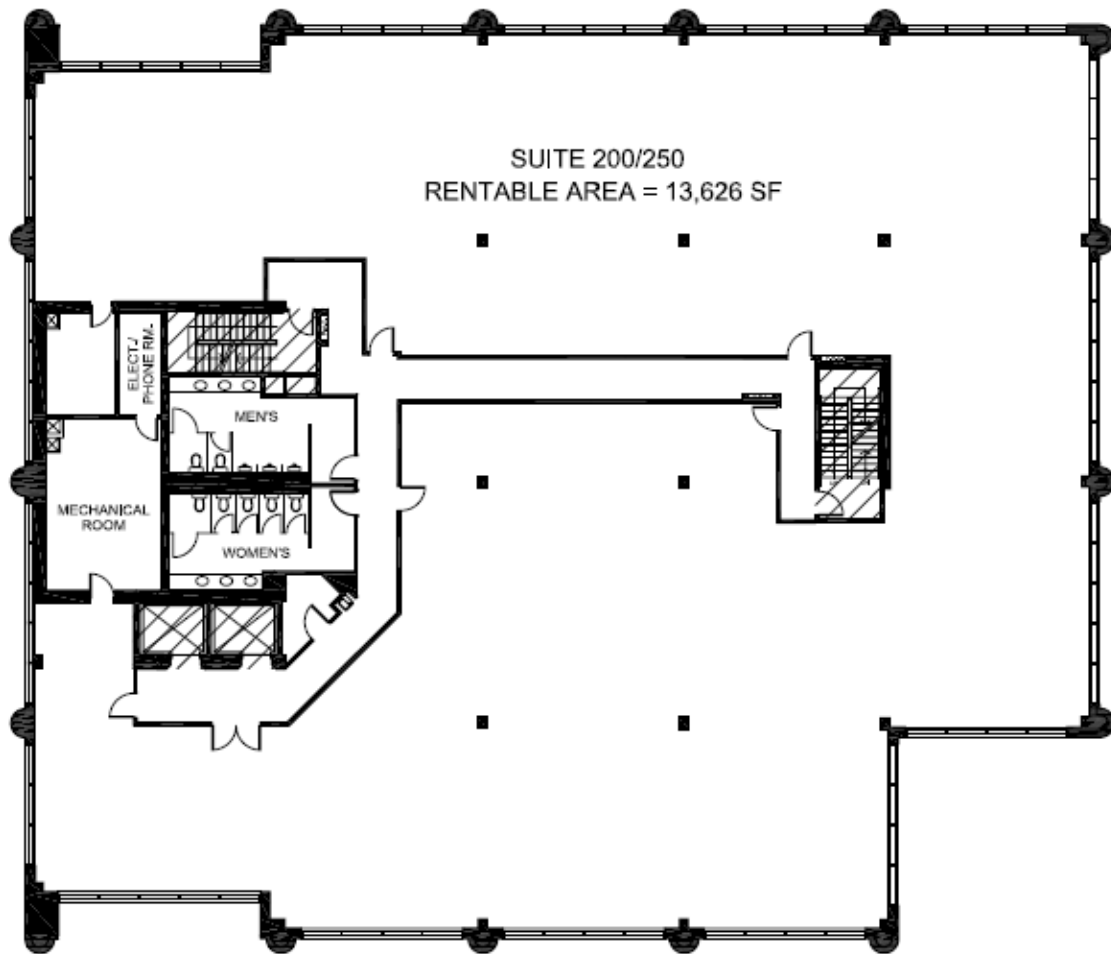


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# FLOOR PLAN

SECOND FLOOR

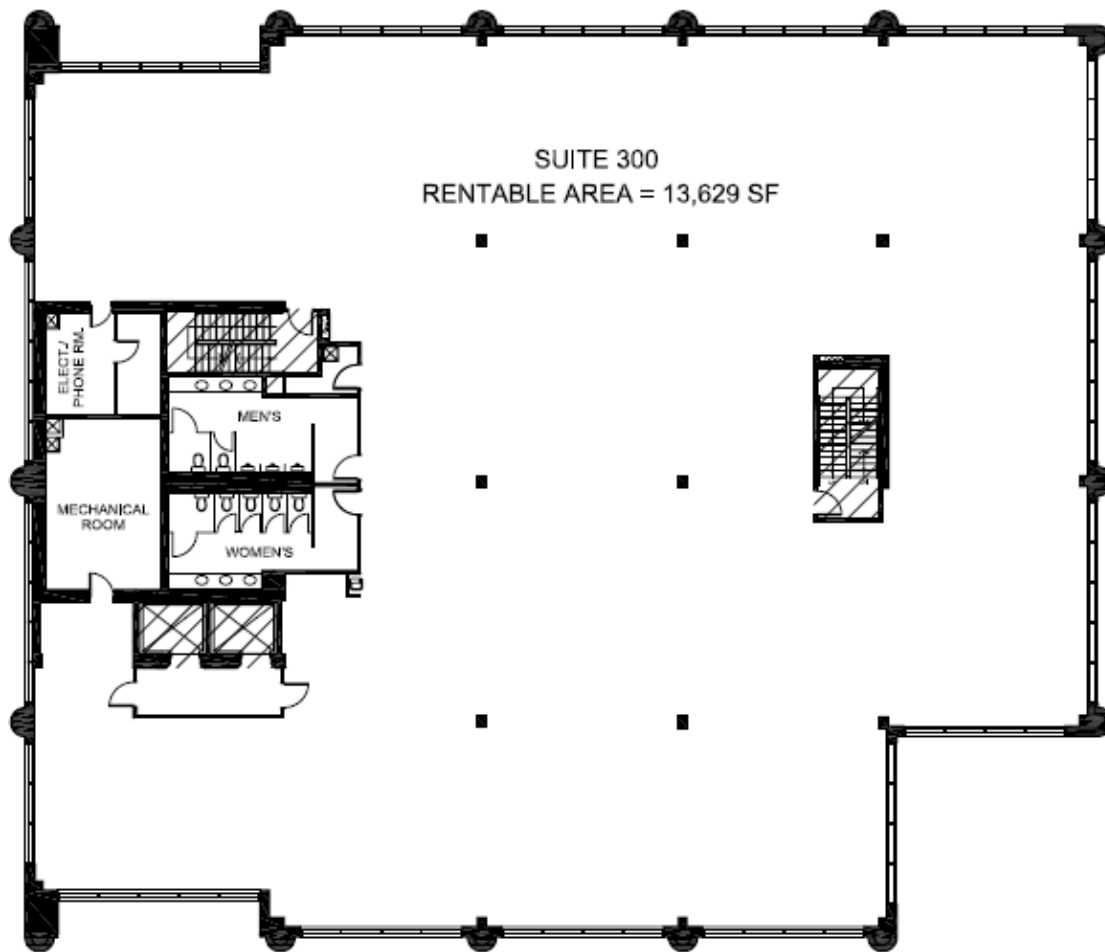


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# FLOOR PLAN

THIRD FLOOR

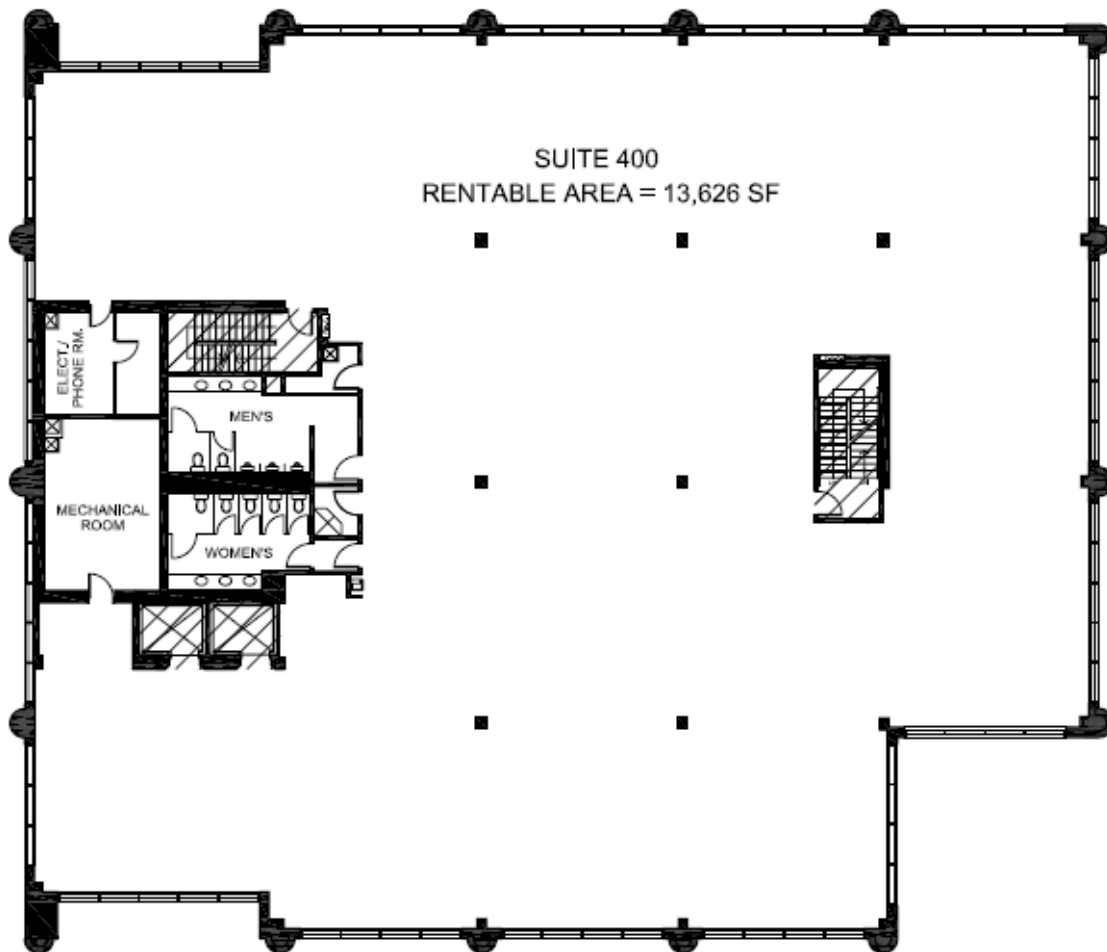


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# FLOOR PLAN

FOURTH FLOOR

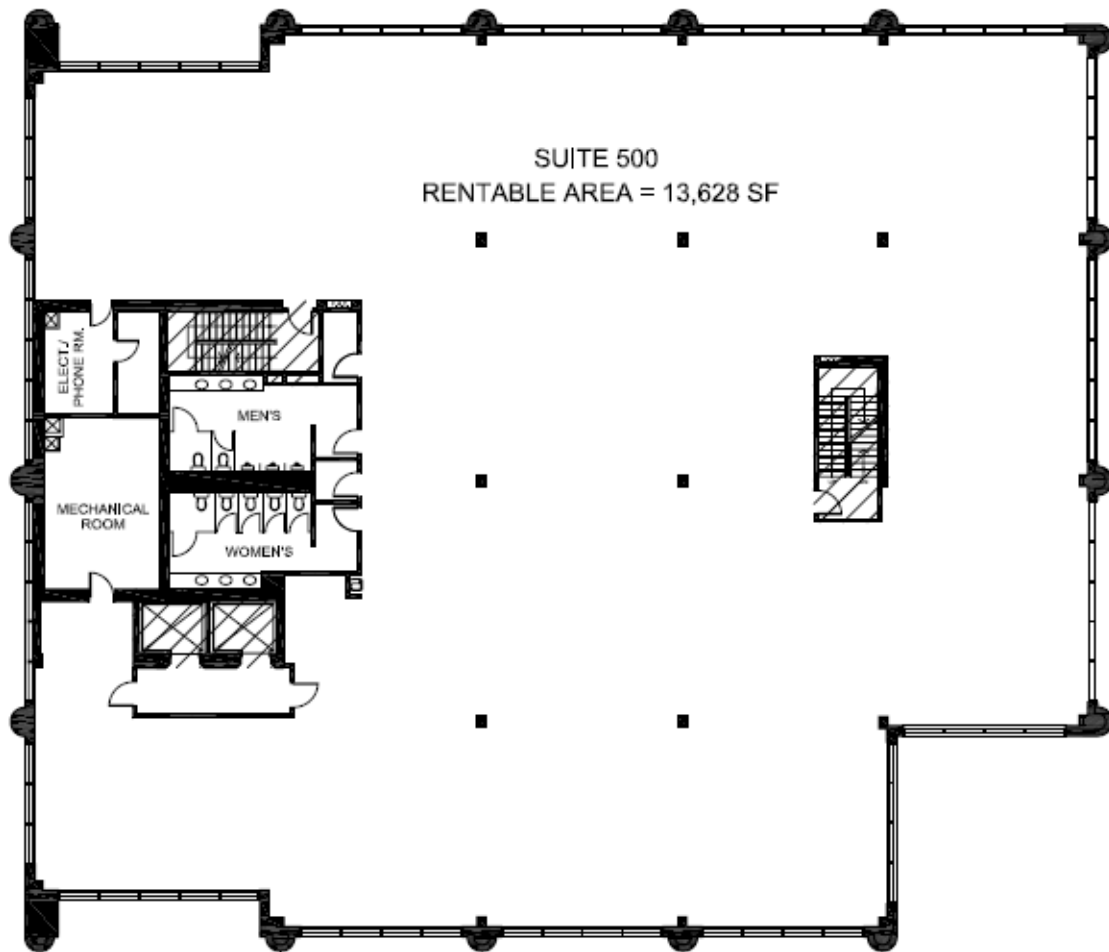


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# FLOOR PLAN

FIFTH FLOOR



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CONTACT US  
FOR LEASING OPPORTUNITIES  
**(613) 565-4848**