

OFFICE SPACE
FOR LEASE

14

CONCOURSE GATE

Nepean, Ontario

Suite A200
3,735 sq.ft.

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**COLONNADE
BRIDGEPORT**

Realty Inc., Brokerage

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LEASE DETAILS

Rental Rate: \$13.00/sq.ft.
Taxes & Operating: \$10.22/sq.ft.
+ utilities and cleaning

Operating costs, tax estimates and rental ranges are based on 2024 figures and are subject to change.

OPPORTUNITY

Unit A200 - 3,735 sq.ft.

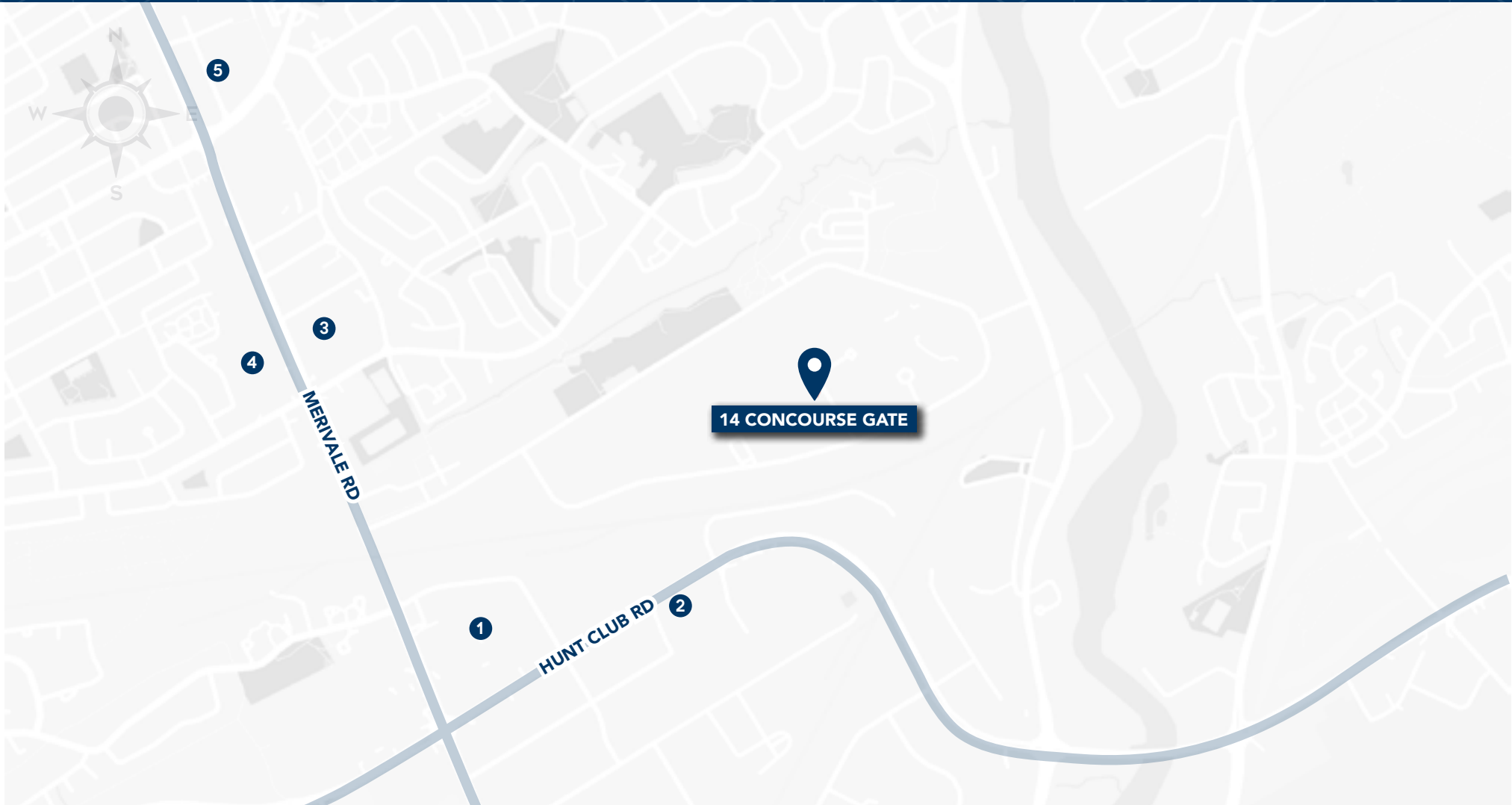
AVAILABLE NOW

HIGHLIGHTS

- ✓ Single storey building
- ✓ Accessible to Merivale Rd., Prince of Wales Dr., and Hunt Club Rd.
- ✓ Enclosed office space
- ✓ Ample free parking
- ✓ 10 minutes from the airport



AREA MAP



14 CONCOURSE GATE

Nepean, Ontario

- 1 Costco Wholesale
- 2 Starbucks
- 3 Best Buy

- 4 Merivale Mall
- 5 FreshCo Merivale & Meadowlands

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