



Real Estate
Brokerage

COMMERCIAL

INDUSTRIAL/SHOWROOM SPACE

SUBLEASE OPPORTUNITY- 2415 Stevenage Dr.



Property Information

- Unbelievable Sublease Opportunity!
- Location- Corner of Stevenage & Swansea Crescent off Hawthorne. Access to Hwy 417 Walkley Road
- 15 Min. from Ottawa International Airport
- 10 Minutes to Downtown Ottawa
- Excellent Public Transportation
- Large Overhead loading door
- Windows along Stevenage and Swansea Crescent
- Mezanine and High ceilings (18 ft to underside of joists)
- Brand new warehouse
- Tenant closing business
- Electrical-200 Amps 120/208V 3 phase power with a maximum loading of 10 watts/ sq. ft.

Over 4 years left on lease term.
Lease expires July 31, 2013 plus 5 year option at (RTBN)
Tenant put major improvements into this warehouse,
which includes new 1,300 sq. ft. Of showroom, two large
offices and kitchen area.

LEASING INFORMATION

Size: 5,080 sq. ft. - End Cap

Base Rent

\$ 8.12 PSF

Cam and Taxes (2008)

\$ 4.09 PSF

Total

\$12.21 PSF

Monthly payment

Base Rent

\$ 3,437.47 plus GST

Cam and Taxes (2008)

\$ 1,731.44

Total

\$5,168.91 per month

GST

\$258.45

Total Monthly Rent

\$5,427.36 + heat & hydro

Available: June 1/09

Parking: 4 exclusive
Spaces

*This unit shows like a
dream!*

FOR LEASE

Cheryl Kardish-Levitan

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Map and Transportation



Public Transportation

- Bus route 191
- Stop is one minute walk from building
- Arriving every 30 minutes from approximately 6:30 a.m. to 9:00 a.m.
- Departing every 30 minutes from approximately 3:30 p.m. to 5:30 p.m.

Transportation Routes

- Access to Hwy. 417 at Walkley Rd.
- Hunt Club Rd. is one block South
- Drive to Ottawa International Airport in 15 minutes
- Drive to downtown Ottawa in 10 minutes

Local Amenities:

- Restaurants including Tim Horton's,
- Subway and local diners.
- Restaurant on site.

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Pictures



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