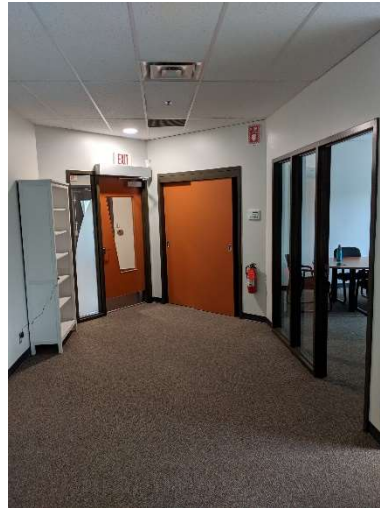


**FOR LEASE
OFFICE SPACE**

**RIDEAU HEIGHTS
100, 103 - 9 GURDWARA ROAD, OTTAWA**

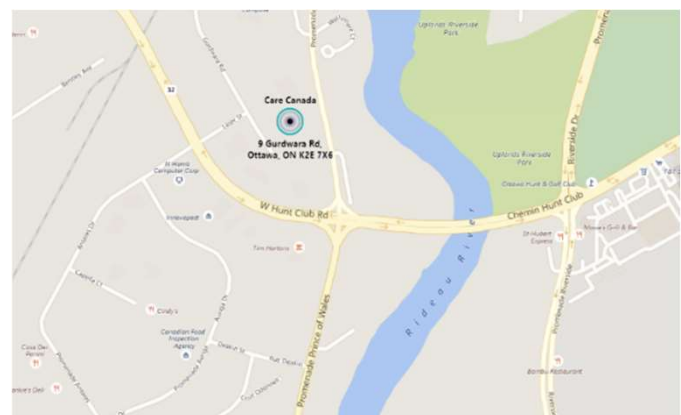


Up to 4,530 SF of rentable area available

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FOR LEASE OFFICE SPACE

RIDEAU HEIGHTS
100, 103 - 9 GURDWARA ROAD, OTTAWA

BEAUTIFUL OFFICE SPACE READY FOR OCCUPANCY

Net Rent - \$13.00 per square foot

Additional Rent - \$14.00 per square foot (2020)

Rentable area – up to 4,530 square feet
suite 100 – 2,633 SF
suite 103 – 1,897 SF – available 01 March 2020

Enclosed offices, boardrooms, large open area plus meeting rooms

Furniture can be included – workstations plus meeting room furniture

Free access to large kitchen, patio, bbq, showers, bike racks

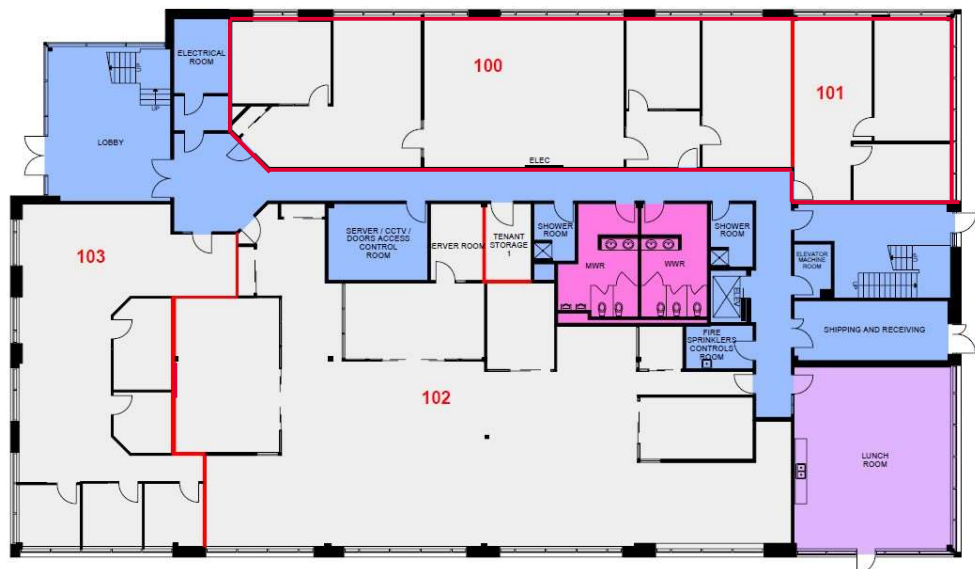
Universal access to office space, washrooms, showers and kitchen

Plenty of free parking, four EV charging stations

24/7 card access security system plus CCTV system

Pylon signage available

Fibre optic cable to the electrical room



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