



Real Estate  
Brokerage

# COMMERCIAL

## R & D/Office/Industrial Property

### 3232 Carp Rd., Ottawa, ON



**Asking Price:** \$450 per month (Gross Rent)-263 sq.ft.  
\$650 per month (Gross Rent)-394 sq.ft.

**Building Size:** 10,625 sq.ft.

**Site Area:** 5.2 Acres

**Space Available:** 263 sq.ft.  
263 sq.ft.  
394 sq.ft.

**Year Built:** 2000 Approx.

**Tenancy:** Multiple

**Zoning:** RC (Includes R & D)

**Loading:** 1 overhead door

**Parking:** Ample

**Ceilings:** 10 - 12 feet

**Power:** 400 amps

Sub-lease opportunity for individual offices. One year term available. Class "A" office space at an affordable price. New built-out office space. Lots of natural lighting. Building is serviced by fiber optics internet access. Adjacent to a golf course. Contact listing agent for all showings. Up-to 5,000 sq. ft. also available.

# FOR SUB-LEASE

## Michael Simon

Sales Representative

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[www.clvgroup.com](http://www.clvgroup.com)

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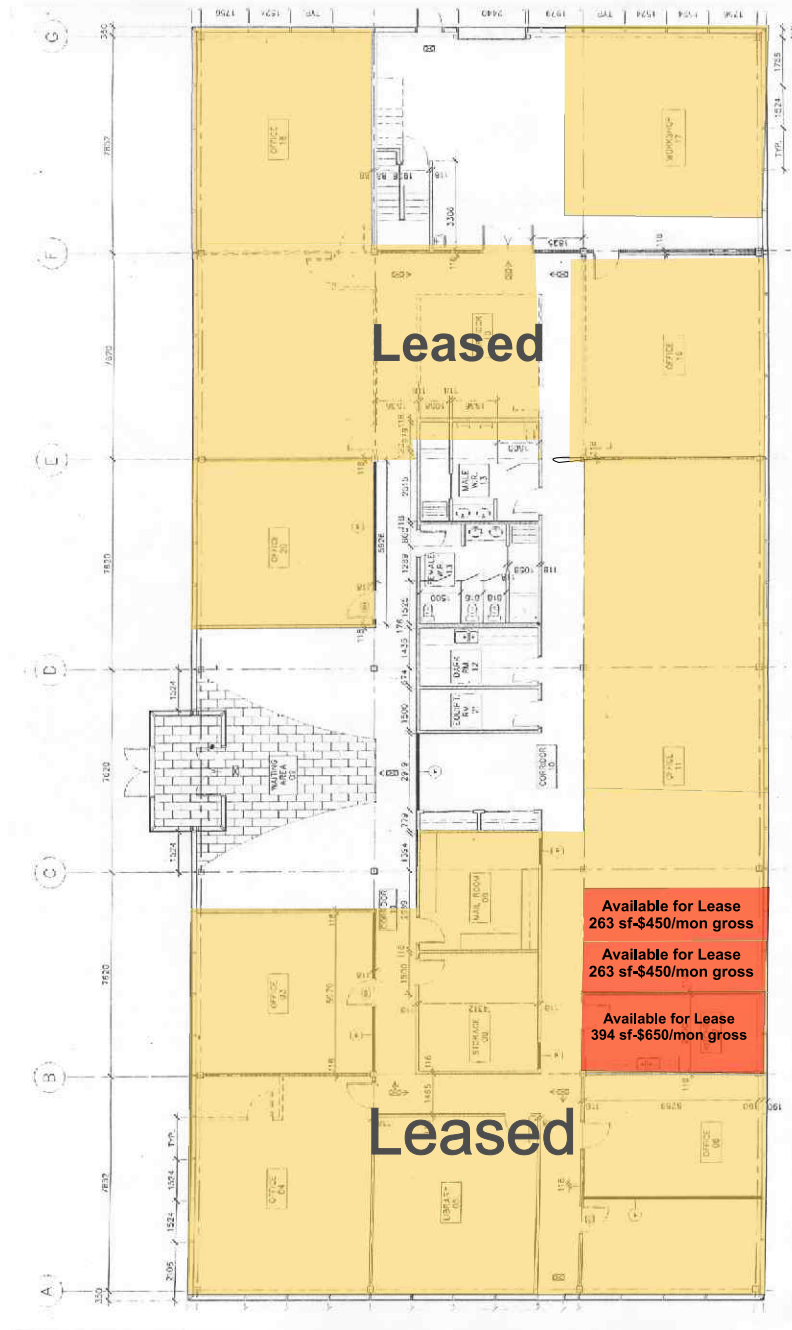


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FLOOR PLAN

FOR LEASE



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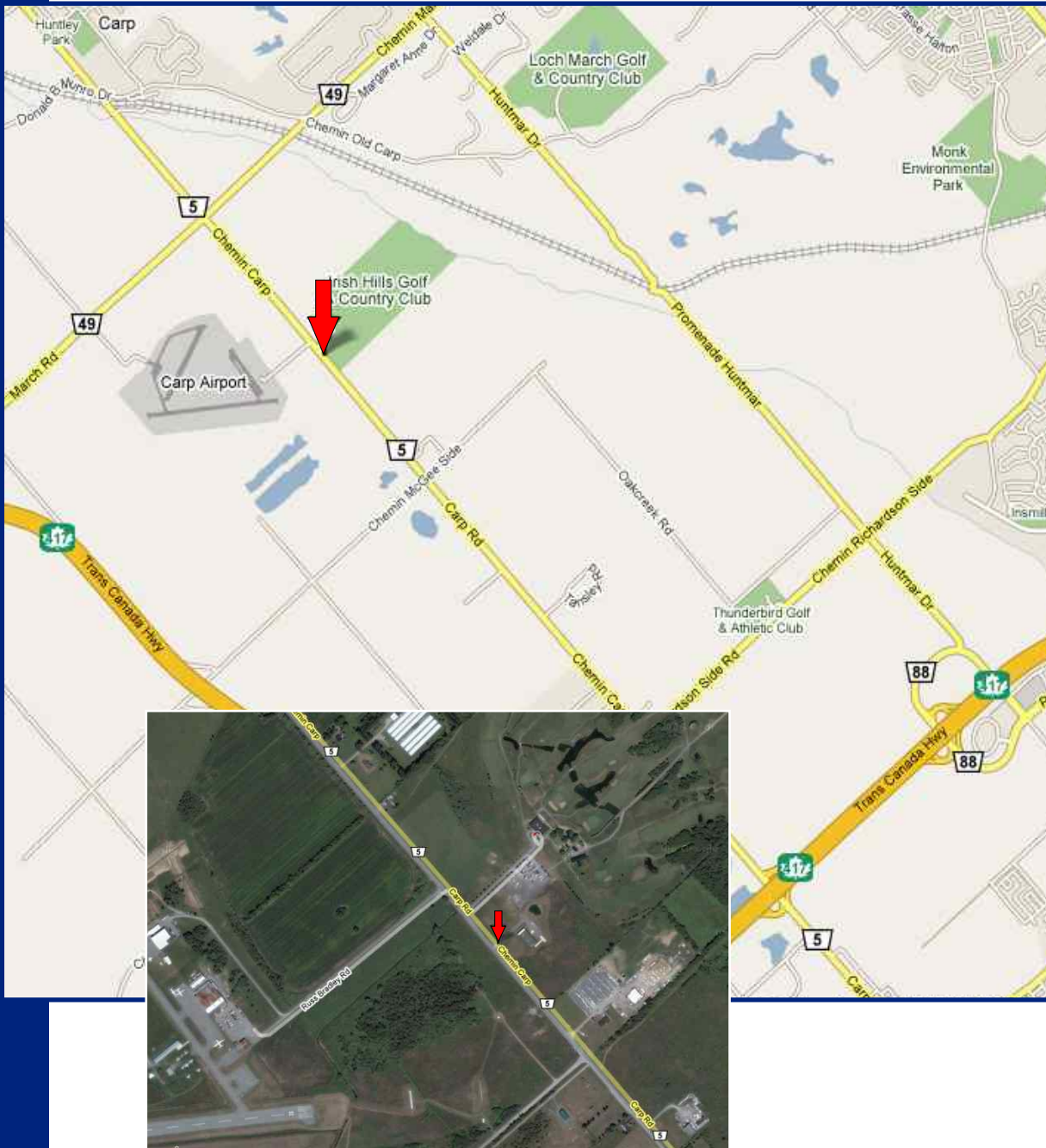


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## AERIAL PHOTOGRAPH AND MAP

# FOR LEASE



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