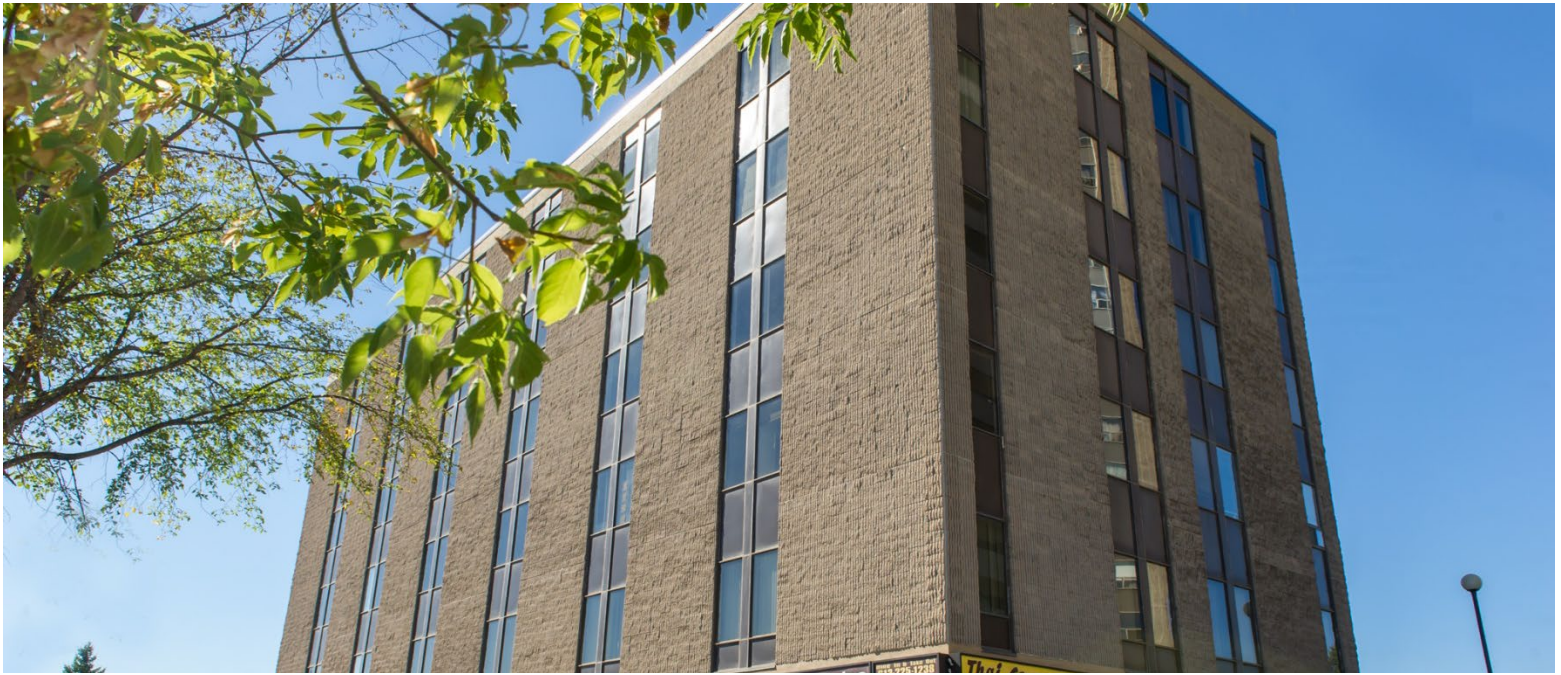




For Lease » Office Space

**1390 Prince of Wales | Suite 211**

Ottawa | Ontario



### Building Details

**Total Office Area:** 34,081 sf

**Number of Floors:** 5

**Net Rent:** \$10.00

**Operating Costs:** \$16.26 \*

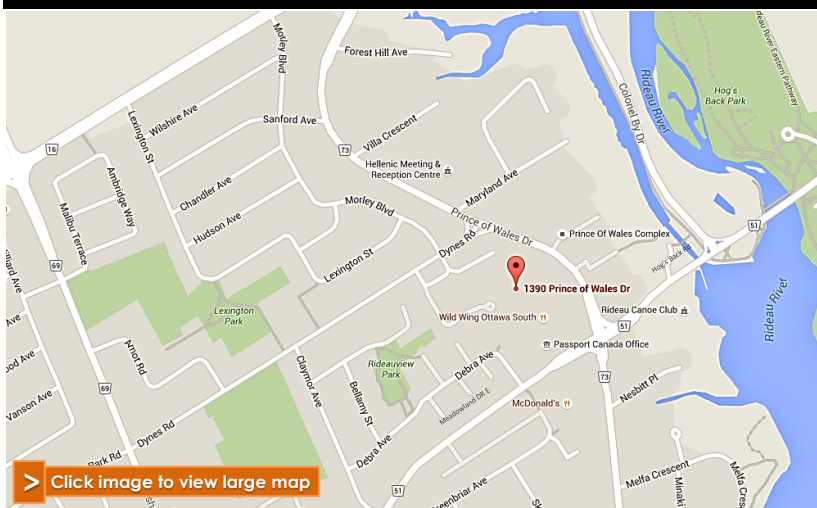
**Available Area:** 443 sf

Operating cost includes all property taxes, utilities and cleaning

### BUILDING KEY FEATURES + HIGHLIGHTS

- + Surface and underground parking available
- + Storage facilities available
- + Security patrolled and camera surveillance
- + Wheelchair accessible
- + Refurbished elevator
- + Certain suites have private washrooms and/or kitchenette
- + Energy efficient LED lighting
- + Recycling program
- + Private swimming pool
- + 24 Hour emergency service
- + Hands on, responsive management team with excellent repair and maintenance program
- + Easily accessible via public transit or car
- + Excellent existing client base including therapists, dentists, other medical services, chartered accountants, as well as a restaurant

» Map



Click image to view large map

For More Information Contact

451 Daly Ave., 2<sup>nd</sup> Floor  
Ottawa, Ontario K1N 6H6  
www.elkproperty.com

**Bill Miner** Tel: 613-244-1012 ext: 201  
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bminer@elkproperty.com



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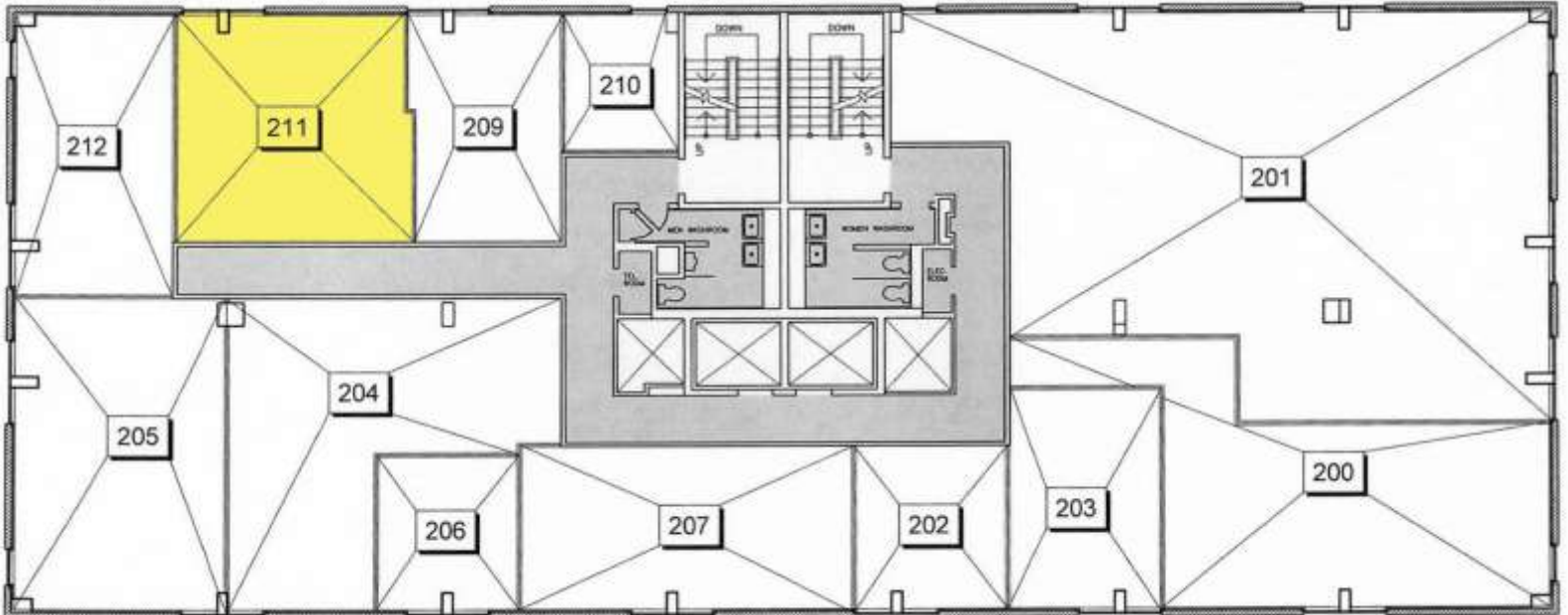
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» Floor Plan

**443 sf**



### ADDITIONAL HIGHLIGHTS

- + Medium office
- + Private washroom

» Pictures



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