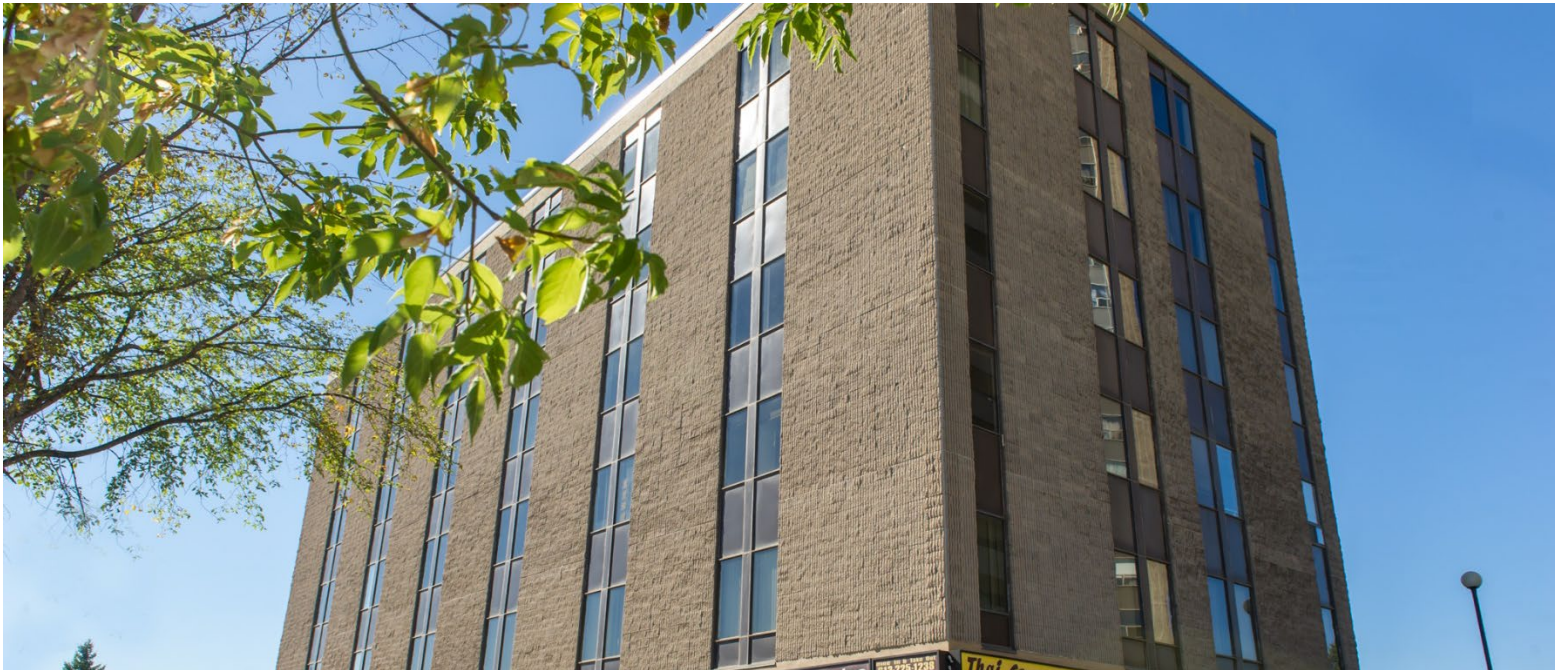




For Lease » Office Space

**1390 Prince of Wales | Suite 310**

Ottawa | Ontario



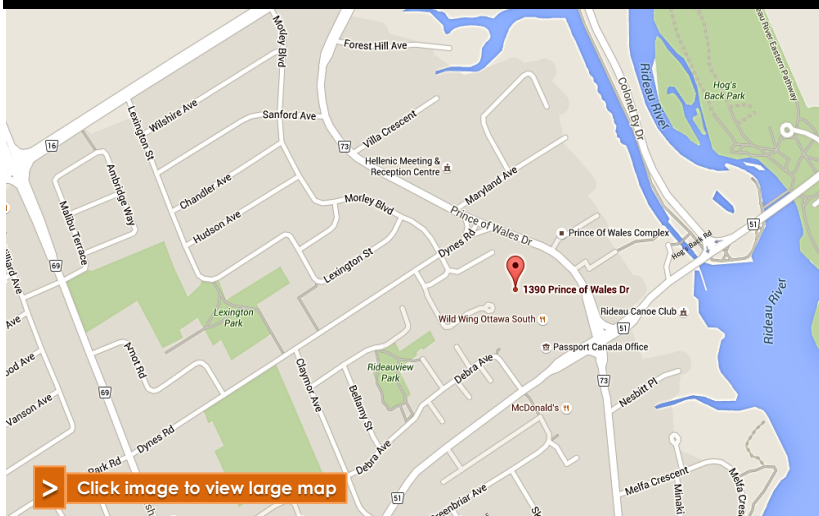
### Building Details

|                           |                                                                          |
|---------------------------|--------------------------------------------------------------------------|
| <b>Total Office Area:</b> | 34,081 sf                                                                |
| <b>Number of Floors:</b>  | 6                                                                        |
| <b>Net Rent:</b>          | \$10.00-\$12.00<br><i>Rents may vary depending on suite size + term.</i> |
| <b>Operating Costs:</b>   | \$16.67                                                                  |
| <b>Available Area:</b>    | 1,113 sf                                                                 |

### BUILDING KEY FEATURES + HIGHLIGHTS

- + Surface and underground parking available
- + Storage facilities available
- + Security patrolled and camera surveillance
- + 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

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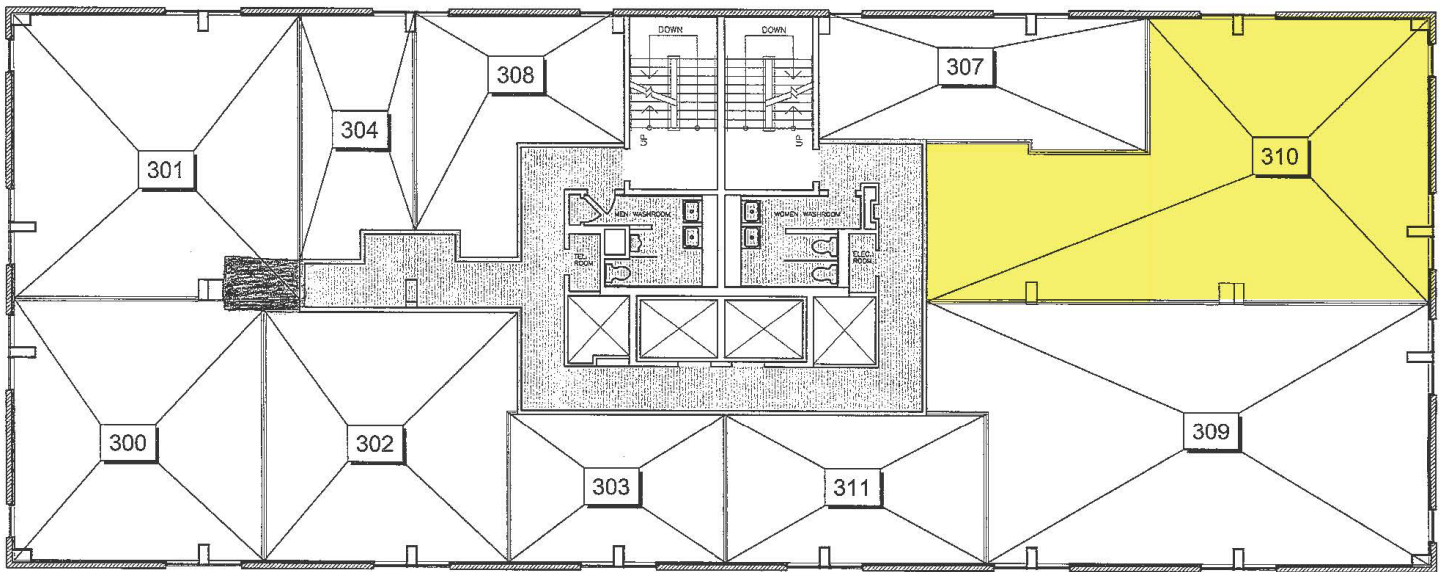
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» Floor Plan

**1,113 sf**



### ADDITIONAL HIGHLIGHTS

- + Office suite with private offices
- + Storage Room
- + Kitchenette
- + Operating cost includes all property taxes, utilities & cleaning

» Pictures



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