



For Lease » Office Space

**1390 Prince of Wales | Suite 311**

Ottawa | Ontario

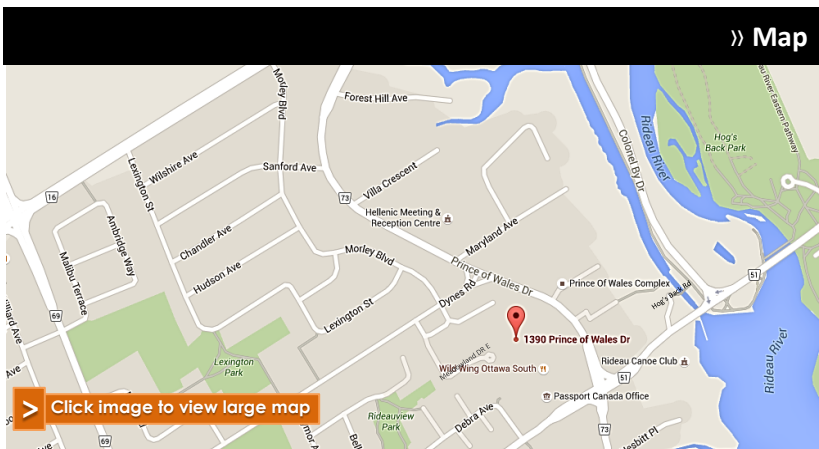


### Building Details

<b>Total Office Area:</b>	34,081 sf
<b>Number of Floors:</b>	6
<b>Net Rent:</b>	\$10.00-\$12.00
<b>Operating Costs:</b>	\$17.99 <i>Includes all property taxes, utilities and cleaning</i>
<b>Available Area:</b>	382 sf
<b>Availability:</b>	October 1 <sup>st</sup> , 2024

### BUILDING KEY FEATURES + HIGHLIGHTS

- + Surface and underground parking available
- + Storage facilities available
- + Security patrolled and camera surveillance
- + Wheelchair Accessible
- + Certain suites have private washrooms and/or kitchenette
- + 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, engineers, as well as a restaurant



### For More Information Contact

451 Daly Ave., 2<sup>nd</sup> Floor  
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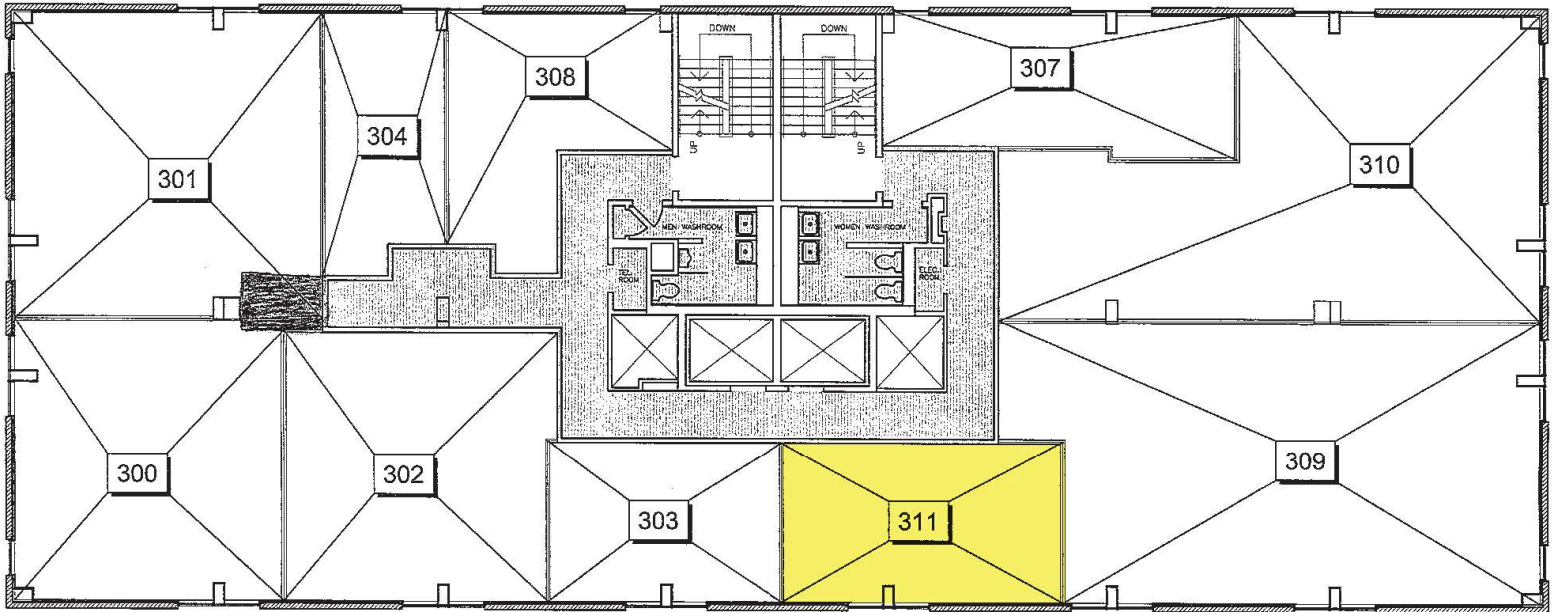
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» Floor Plan

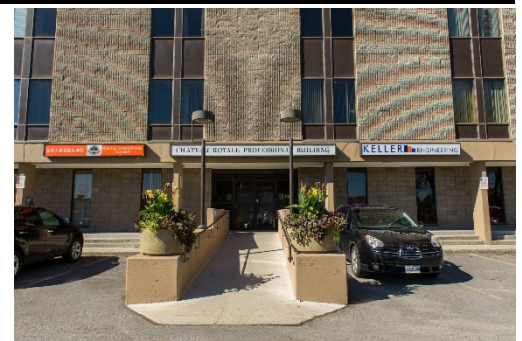
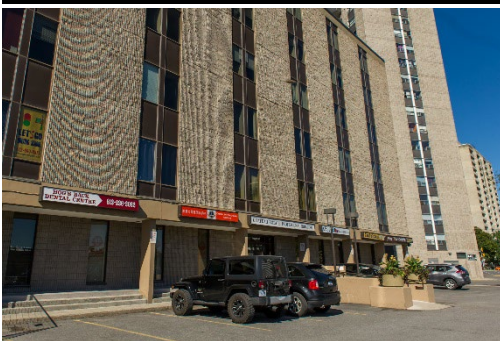
382 sf



## ADDITIONAL HIGHLIGHTS

- + Waiting room and office

» Pictures



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