

# 25 Fitzgerald Road, Nepean, ON, K2H 1E6 Suite #150

Beautiful 5 storey building built in 1998. Located in Bells Corner between Roberston Road and Moody Drive.

## Building characteristics

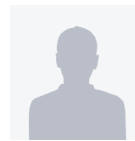
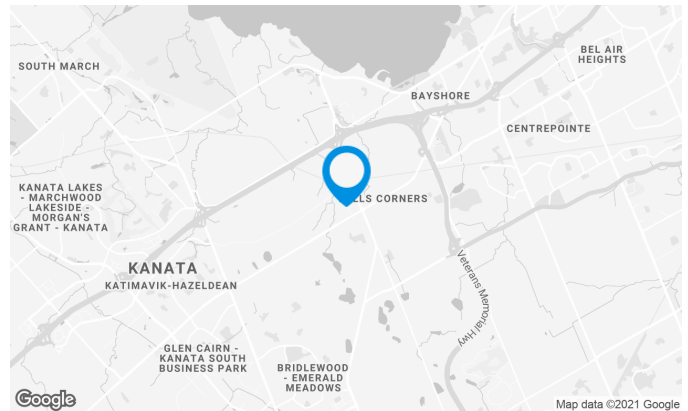
TOTAL LEASING AREA	114,119 ft <sup>2</sup>
YEAR OF CONSTRUCTION	1998
NUMBER OF FLOORS	5
ASCENCEURS	2
SPRINKLERS	Yes
GENERATOR	Yes
HVAC HOURS	from 6 am to 6 pm
SECURITY	Access card in place giving access 24/7 to card holder.

## BUILDING ACCESSIBILITY

OUTDOOR PARKING	461
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## AWARDS

Boma Best



**Marie-Claude Mercier-Dion**

LEASING COORDINATOR  
LEASING - OFFICES

**T** 613 234-4416 #8430

**C** 343 551-8669

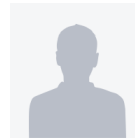
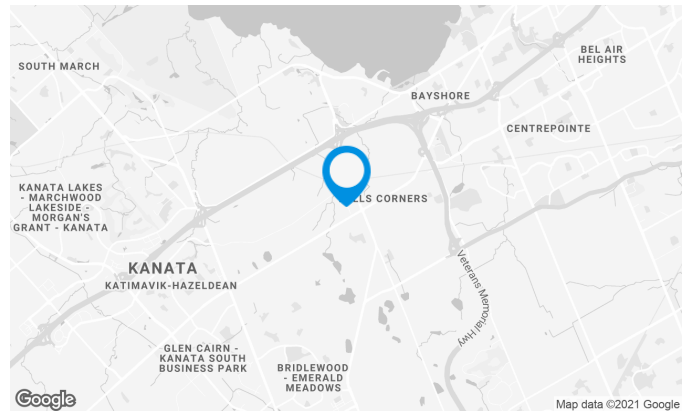
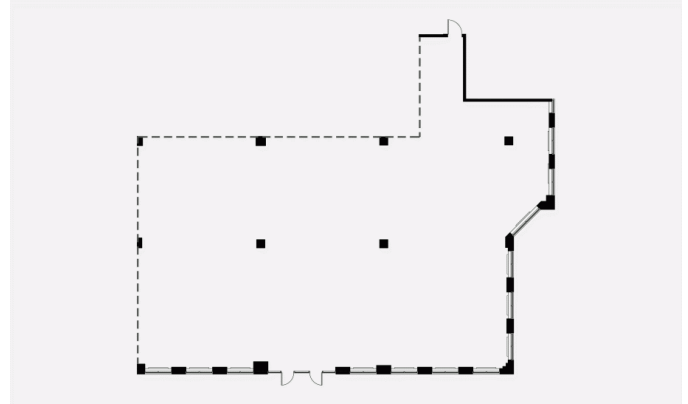
**E** MARIE-CLAUDE.MERCIER-DION@COMINAR.COM

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This is a former cafeteria space within a government building. Lots of windows bringing a lot of natural light into the space

## Space characteristics

AVAILABLE LEASING AREA	6,338 ft <sup>2</sup>
AVAILABILITY	Immediate
FLOOR AREA	23,014 ft <sup>2</sup>
ADDITIONAL RENT	\$15.94 /ft <sup>2</sup>
ENERGY	Included
YEAR OF RENOVATION	



**Marie-Claude Mercier-Dion**

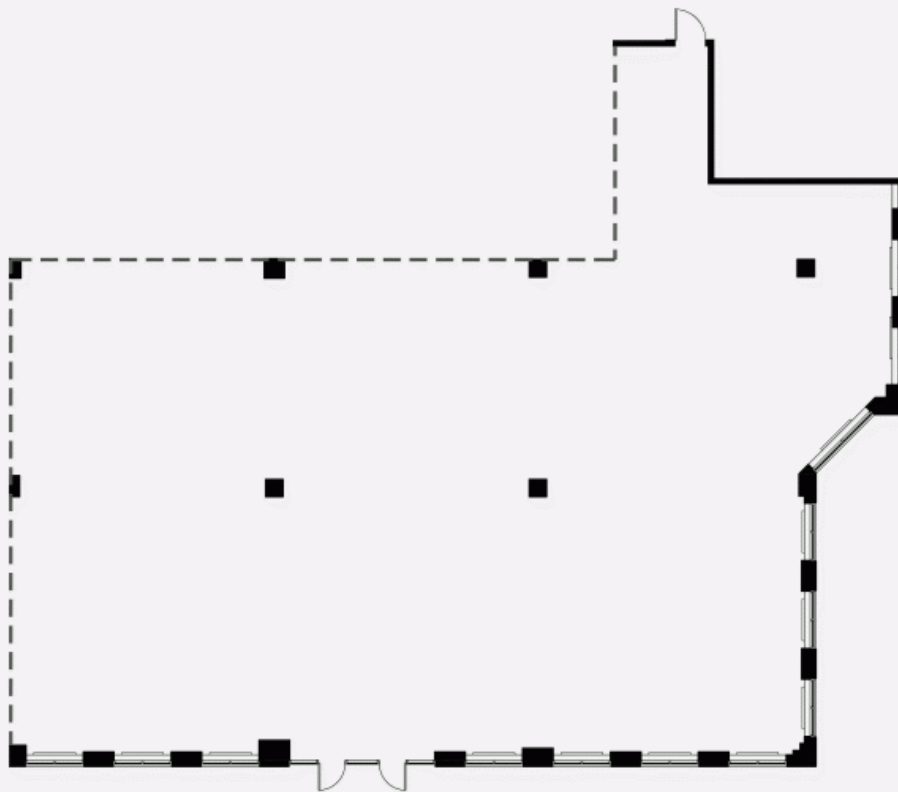
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PLAN - 1



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**Suite #150**

