

FOR SUBLEASE

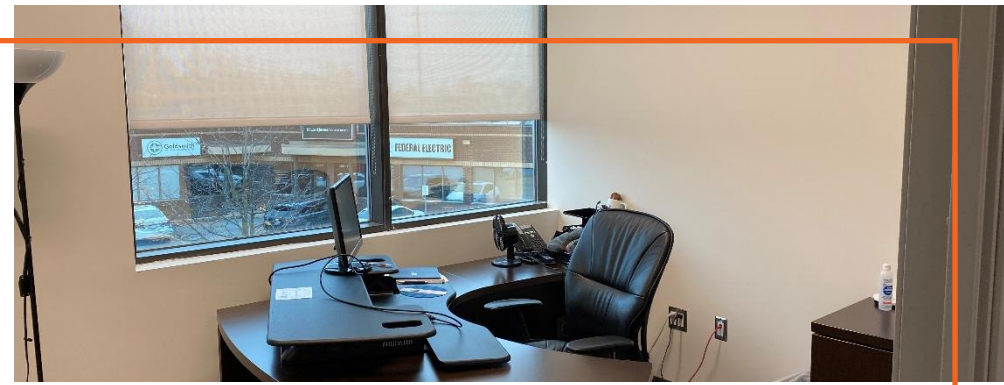
CDNGLOBAL[®]

6 ANTARES DRIVE | OTTAWA, ON
SUITE 200, PHASE III



SUBLEASE DETAILS

SQUARE FOOTAGE	Approx. 9,356 sq.ft.
NET RENTAL RATE	\$17.14 per sq. ft. until Jul 31, 2025
OPERATING COSTS & TAXES	\$16.65 per sq.ft. (estimated) Year ending Dec 31, 2023 Utilities and cleaning extra
PARKING	Ample, on site
AVAILABILITY	To be arranged
SUBLEASE TERM	Until July 31, 2025



PROPERTY DETAILS

Prime office location for sublease close to the intersection of Hunt Club Road and Prince of Wales Drive.

Second floor office space totaling approx. 9,356 sq.ft. The recently renovated space comprises the entirety of the second floor and is accessible by elevator or stairs. The space includes reception area, two (2) boardrooms, training area, private offices, open concept work area, kitchen and two (2) large washrooms.

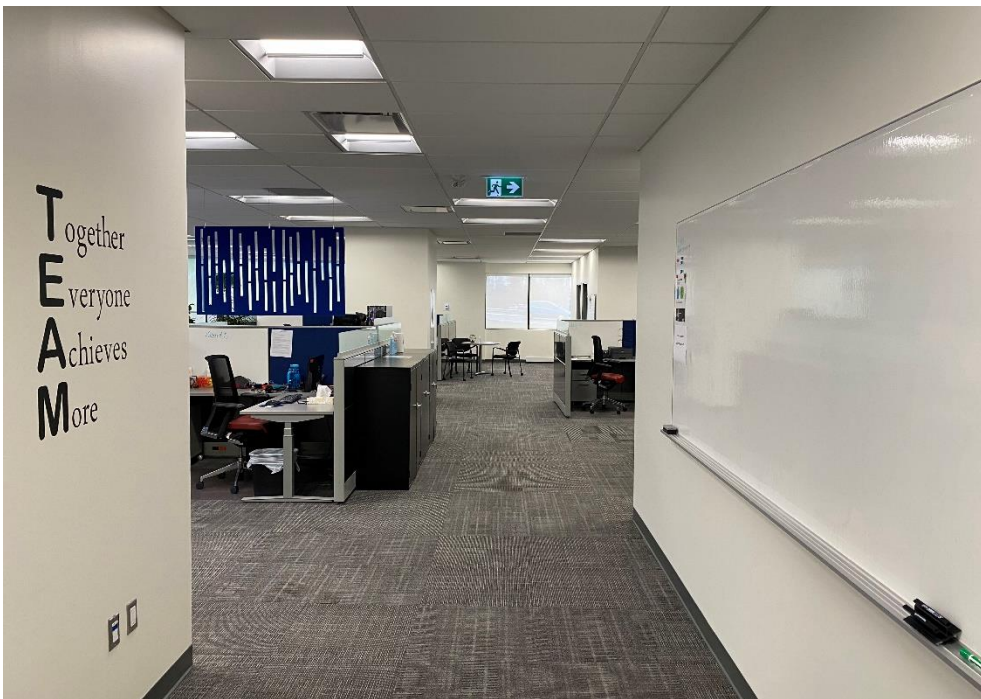
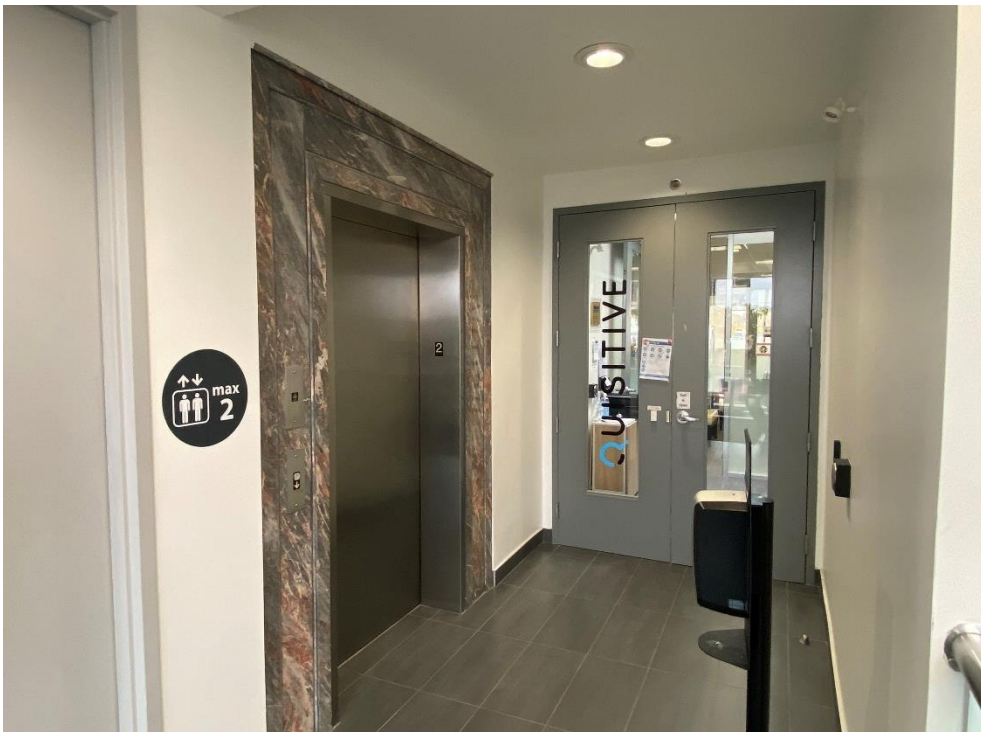
Large windows and light colour scheme provides natural light and a bright work environment. The open concept work area allows for customization to suit office needs. Fascia signage is available on both sides of the office building with high visibility facing Hunt Club Road. Furniture within the suite can be negotiated.

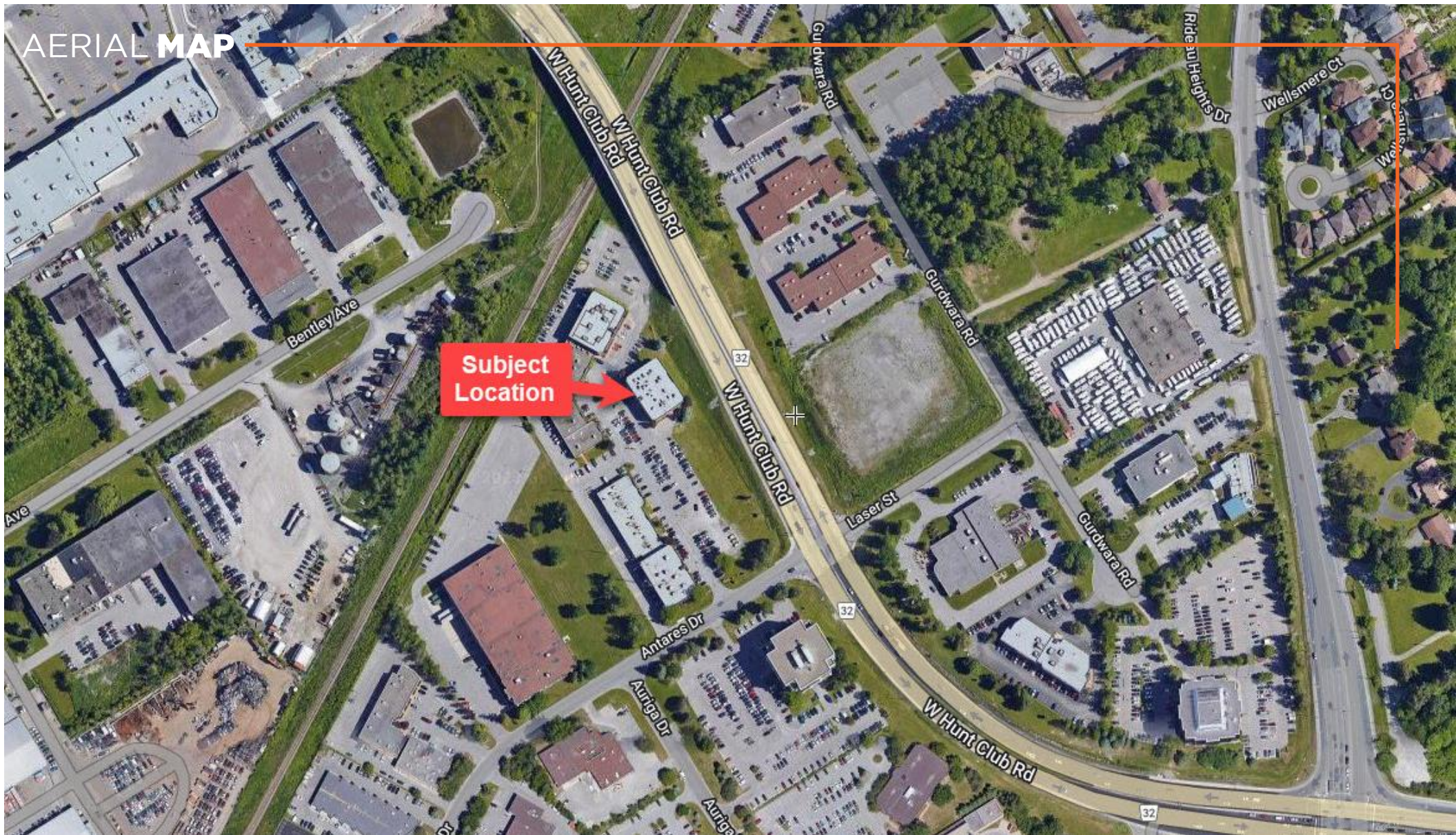
DEMOGRAPHICS

Radius	2 Kms	5 Kms	10 Kms
Population (2022)	11,131	109,989	540,077
Population (2027)	11,937	117,969	585,148
Population (2032)	12,918	127,376	635,648
Projected Annual Growth 2022-2032	1.6%	1.6%	1.8%
Median Age	48.8	39.1	38.6
Average Household Income	\$132,113	\$100,362	\$104,951









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