



**38 Antares Drive  
Suite 800  
Ottawa ON, K2E 7V2**

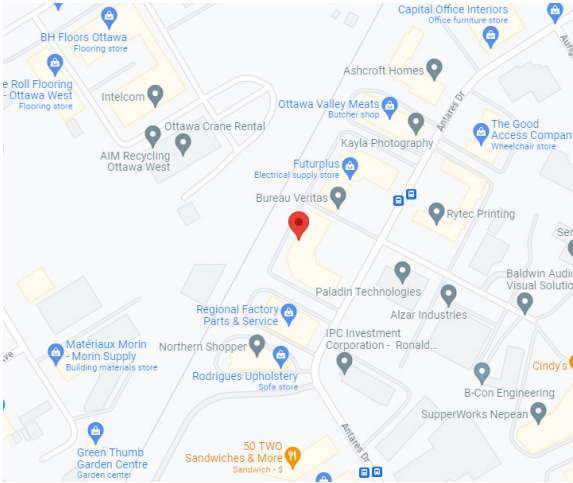
**Sublease  
Available**

**Space Profile**

<b>Premises</b>	800
<b>RSF</b>	1,892 RSF
<b>Rental Rate</b>	Contact Listing Broker
<b>OpEx</b>	\$ 9.70 PSF*
<b>Availability</b>	Immediate
<b>Term</b>	Until 11/30/2026
<b>Submarket</b>	South

\*Estimated OpEx for 2023.

**Map**



**Features**

- Bright second floor office suite features 3 enclosed offices, open workspace area, kitchenette and eating area
- Elevator access
- Pylon and lobby signage opportunity subject to head landlord approval

**For More Information**

Cresa  
1750 Courtwood Cres  
Suite 204  
Ottawa, ON K2C 2B5  
cresa.com/ottawa

Dan Marques  
Principal  
613.894.4663  
dmarques@cresa.com

**Virtual Tour: Office**

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## Floor Plan



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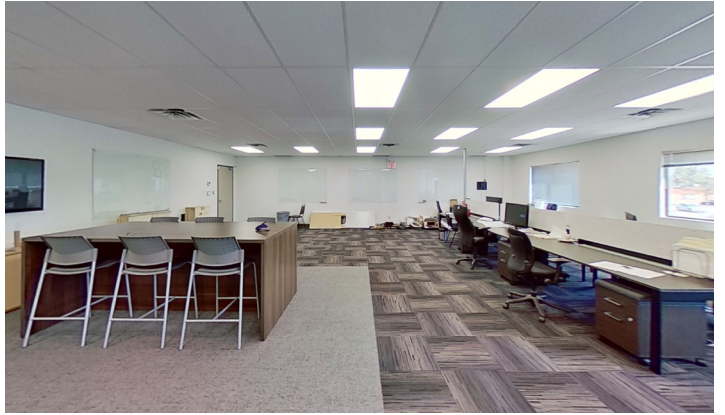
Dan Marques  
Principal, Sales Representative  
613.894.4663  
[dmarques@cresa.com](mailto:dmarques@cresa.com)





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Photos



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