



Building Information

Building Size: 2,720 sf

of Floors: 3

Surface Transit Route: Yes

Total Parking: 6

436 MacLaren St

436 MacLaren Street, Ottawa, Ontario K2P 0M8

Building Description

Welcome to 436 MacLaren. Old heritage home with character and charm converted to office suites. Beautiful hardwood floors throughout, high ceilings, lots of natural light in each unit. All units feature ensuite bathroom, and kitchenette. 3-5 year terms available. Parking also available.

Features

- Hardwood floors
- High ceilings
- Central Air Conditioning
- Radiator heating
- Ensuite washroom
- Kitchenette
- Parking available
- Security system hook up
- Additional storage in basement

Amenities

- Parking



Taggart Realty Management

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General	Building Class B	Building Management Taggart Realty Management	Building Zoned Commercial
Tenant Cost	Operating Costs \$ 11.48 /sf Total Additional Rent \$ 22.62 /sf Description Estimated additional rent 2023	Realty Tax \$ 9.34 /sf	Other Tenant Costs \$ 1.80 /sf
Building Size	Number of Floor(s) 3 Total Space 2,720 sf Total Occupied Space 600 sf	Number of Unit(s) 3 Available Office Space 2,720 sf Largest Contiguous Available 1,400 sf	Total Office Space 2,720 sf Total Available Space 2,720 sf
Construction	Interior Wall Type Brick Satellite Dish Capability Yes	Exterior Finish Brick Fibre Optic Capability Yes	HVAC Hours of Operation 24h
Safety & Access	Fire Detection System Yes	Security System Yes	
Parking	Surface Stall(s) 6 Parking Cost (per month) \$ 90.00 Description Parking available as per ratio, additional parking available month to month basis at additional cost	Total Parking Stalls 6	Surface Stall Ratio 1 / 1,000 sf
Anchor Tenants	CAPA		
Public Transport	Surface Transit Route Yes Description Public transportation on Kent, bike paths and pedestrian side walks		