

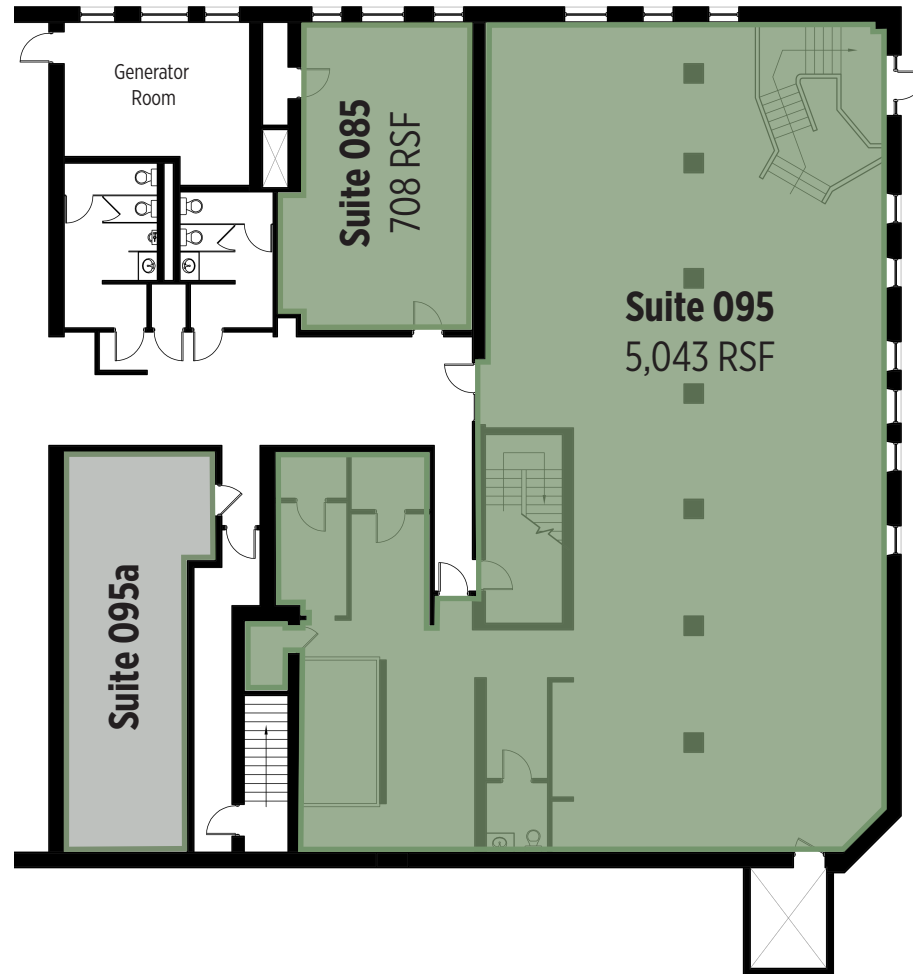
Ledyard Building

Floorplans



Lower Level

106 Pearl St NW
Entrance on Pearl St NW



Availability:

Suite 085	708 RSF	Call for details
Suite 095a	Leased	
Suite 095	5,043 RSF	Call for details

All leases are **modified gross**. Tenants are responsible for: suite electric, suite janitorial, and telecommunications.



1st Floor

125 Ottawa Ave NW



Availability:

100	Leased
110	Leased
115	Leased
117	Leased
120	Leased
130	Leased
150	Leased
152	Leased

153	722 SF	Call for details
155	Leased	
160	Leased	
165	799 SF	Call for details
170	Leased	
175	Leased	
190	690 SF	Call for details
195	2,429 SF	Call for details

All leases are **NNN**. Tenants are responsible for Pro Rata share of: real estate taxes, building insurance, and common area maintenance (CAM).



2nd Floor

125 Ottawa Ave NW



Executive Suites:

245	Leased
250	Leased
254	Leased
255	Leased
257	Leased
260	Leased
265	Leased
267	Leased
268	Leased

Executive Suites are **gross leases**. Utilities are included in the lease.

Availability:

200	Leased	
205	Leased	
210	Leased	
230	1,944 SF	Call for details
235	Leased	
237	Leased	
240	2,240 SF	Call for details
270	3,596 SF	Call for details

Standard Suites are **modified gross** leases. Tenants are responsible for: suite electric, suite janitorial, and telecommunications.



3rd Floor

125 Ottawa Ave NW



Executive Suites:

351	145 SF	\$500 / month
353	Leased	
355	Leased	
357	Leased	
360	377 SF	\$675 / month
361	Leased	
363	332 SF	\$700 / month
364	Leased	
366	Leased	
368	Leased	
369	Leased	

Executive Suites are **gross leases**. Utilities are included in the lease.

Availability:

300	4,258 SF	Call for details
305	Leased	
310	Leased	
320	Leased	
333	2,777 SF	Call for details
350	2,098 SF	Call for details
370	1,794 SF	Call for details
380	1,960 SF	Call for details

Standard Suites are **modified gross** leases. Tenants are responsible for: suite electric, suite janitorial, and telecommunications.



4th Floor

125 Ottawa Ave NW



Availability:

400	Leased	
405	Leased	
410	1,035 SF	Call for details
420	1,944SF	Call for details
425	Leased	
437	937 SF	Call for details
440	Leased	
450	Leased	

Standard Suites are modified gross leases. Tenants are responsible for:
suite electric, suite janitorial, and telecommunications.





Contact CWD for more information:

CWD Real Estate Investment
616.726.1700
info@cwdrealestate.com

www.cwdrealestate.com
f www.facebook.com/cwdrealestate
t @cwdrealestate
i @cwdrealestateinvestment