

Industrial

146 Colonnade Road Nepean, Ontario ±34,142 Sq.ft.

Epic Investment Services

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Property Details

TOTAL AREA	±34,142 Sq. Ft.
NUMBER OF FLOORS	2
CERTIFICATIONS	BOMA BEST Baseline

BUILDING HIGHLIGHTS

- · Located in south west end of Ottawa.
- Access to top transportation roads including Prince of Wales Drive, Hunt Club Road and Highway 417.
- Features a flex office/industrial building with ample on-site parking and grade level loading.





Availability

Located in the south west end of Ottawa, and benefits from exceptional access to the city's top transportation roads.

The property features a flex office/industrial building with ample on-site parking and grade level loading. Flexible unit types and configurations including fully finished office units; cater to a wide variety of tenant types.

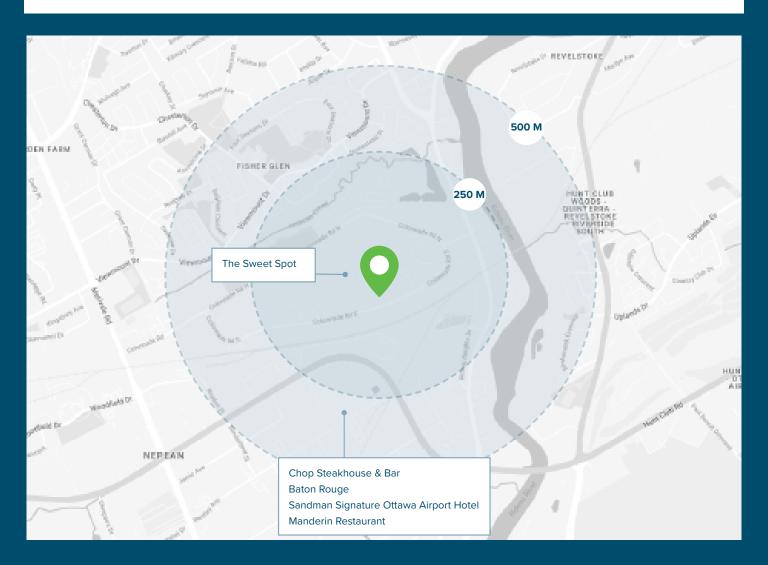
Tenants can take advantage of immediate access to public transit steps away, and nearby amenities within close driving and walking distance: Bâton Rouge Steakhouse & Bar, Cora, Panera Bread, Five Guys and Starbucks.

AVAILABILITY

105	1,390	Industrial/ Warehouse	Month to Month	Corner unit with great street exposure.
200	8,752	Office	Immediate	Full second floor walkup office. Features labs, private offices, workstations, a break room and washrooms.
		Operating Costs	s: \$7.08 psf Realty Tax: \$	3.63 psf Estimated 2025 Additional Rent: \$10.71 psf



Drive Times		Public Transit	
Hunt Club Road	5 min	Bus Stop	2 min walk
Prince of Wales Drive	12 min		
Highway 417	20 min		





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