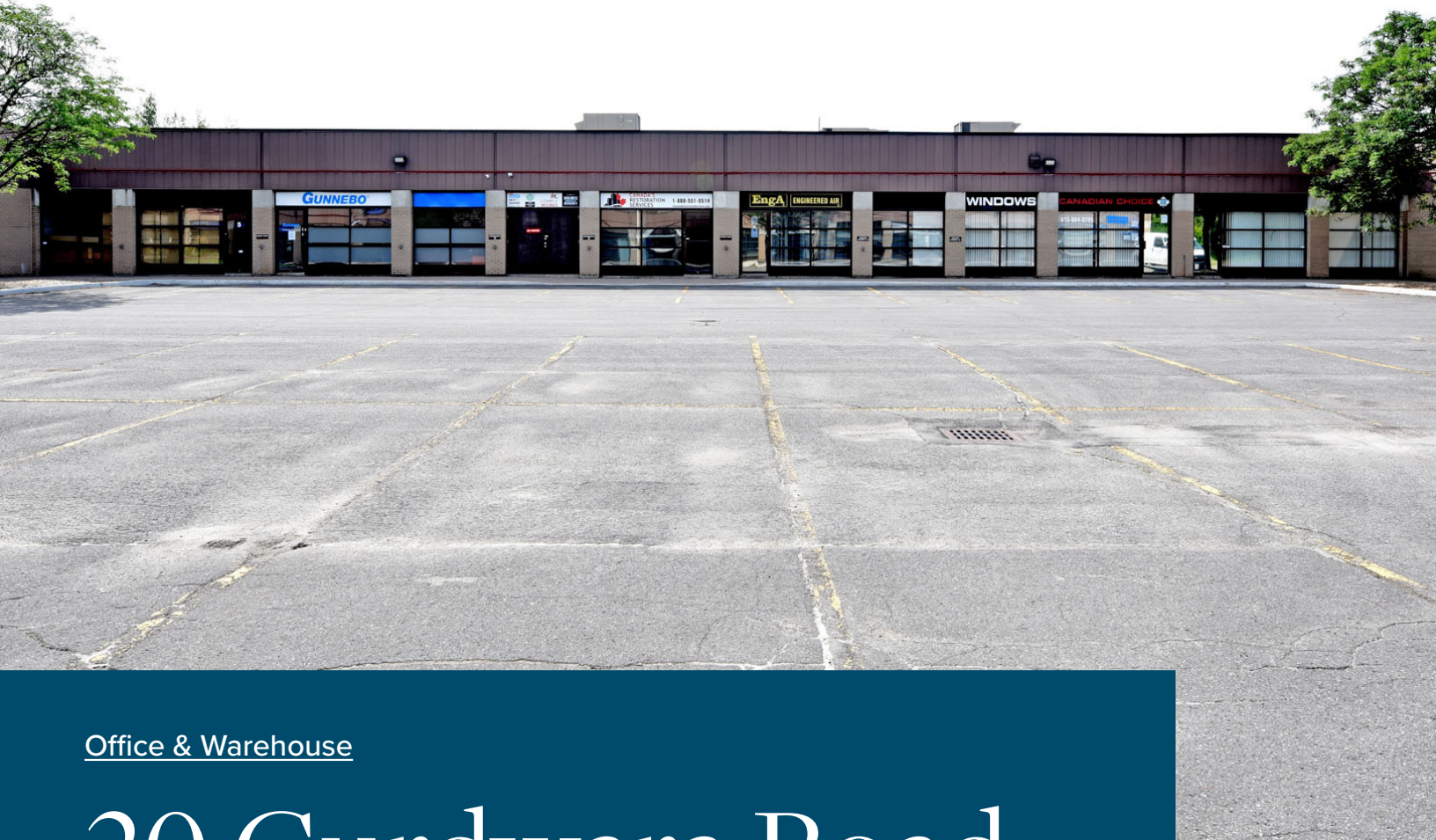




Office & Warehouse

20 Gurdwara Road

Ottawa, Ontario

±19,895 Sq.ft.

Epic Investment Services

Abdullah Saad

Senior Manager, Leasing

613 282 2767

asaad@epicis.com

PROUDLY MANAGED BY:

Epic

Property Details

TOTAL AREA	±19,895 Sq. Ft.
NUMBER OF FLOORS	1
CERTIFICATION	BOMA BEST Baseline Certified
SHIPPING	1 Grade Level Loading Door
CLEAR HEIGHT	15'

BUILDING HIGHLIGHTS

- Offers both office and warehouse space
- Access to top transportation roads including Prince of Wales Drive, Hunt Club Road, and Highway 417
- Ample amenities within close driving and walking distance
- Immediate access to public transit



**BOMA
BEST**
SUSTAINABLE
BASELINE



Distances & Amenities

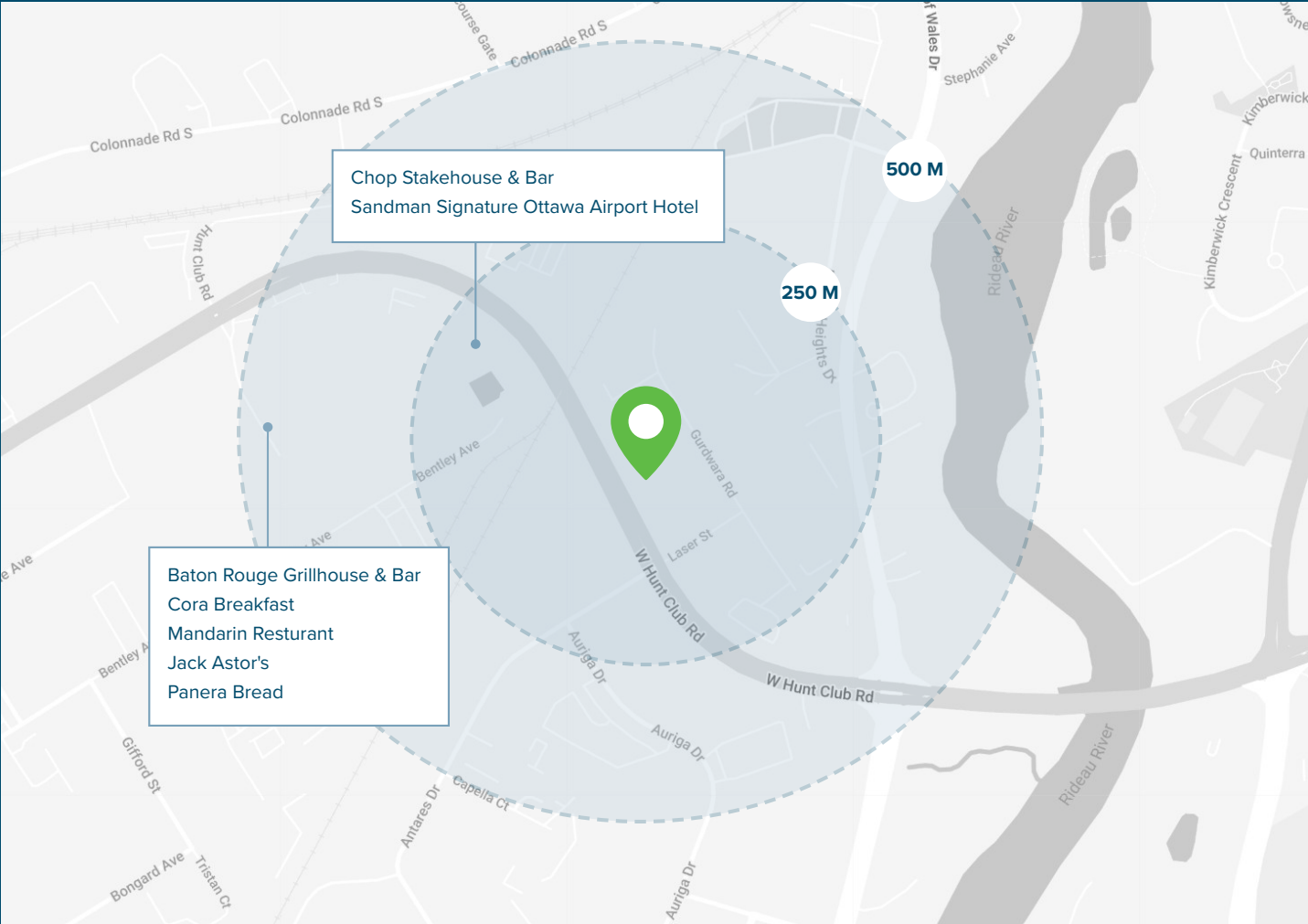
20 Gurdwara Road

Drive Times

Hunt Club Road	2 min
Prince of Wales Drive	7 min
Highway 417	18 min

Public Transit

Bus Stop	1 min walk
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