



Industrial

146 Colonnade Road

Nepean, Ontario

±34,142 Sq.ft.

Epic Investment Services

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PROUDLY MANAGED BY:

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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: \$7.08 psf Realty Tax: \$3.63 psf Estimated 2025 Additional Rent: \$10.71 psf				



Distances & Amenities

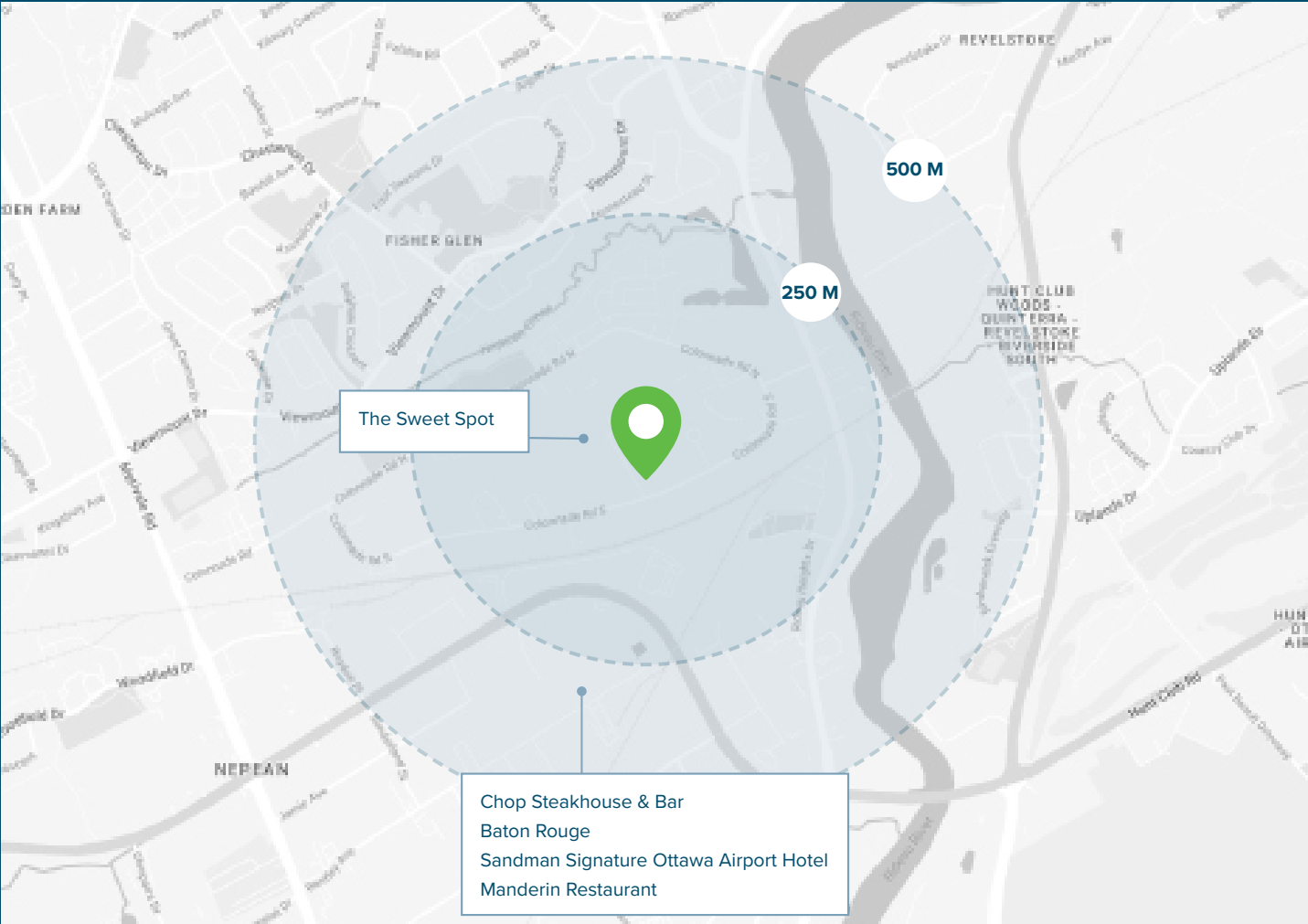
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Drive Times

Hunt Club Road	5 min
Prince of Wales Drive	12 min
Highway 417	20 min

Public Transit

Bus Stop	2 min walk
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