

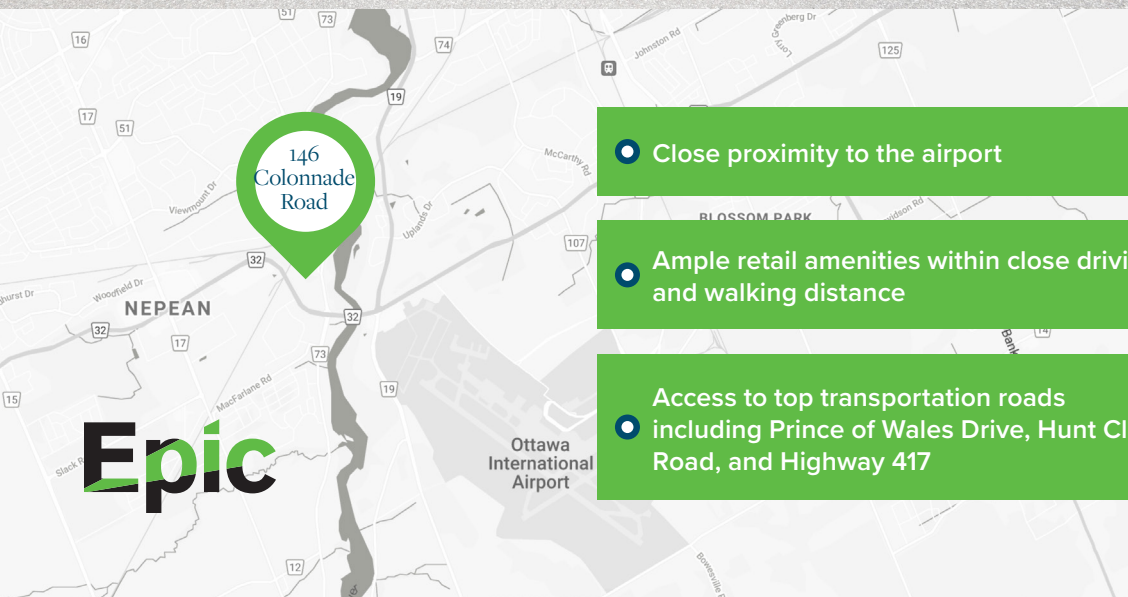
Industrial Space Available

146 Colonnade Road

Ottawa, Ontario – 1,390 sq. ft. available

Property Details

- 34,142 square foot office/industrial building located at the south west end of Ottawa
- Access to top transportation roads and public transit
- Featuring ample on-site parking and grade level loading



• Close proximity to the airport

• Ample retail amenities within close driving and walking distance

• Access to top transportation roads including Prince of Wales Drive, Hunt Club Road, and Highway 417



Office/Industrial Building



Several Nearby Amenities



Quick Access to Major Highways



Close Proximity to Public Transit



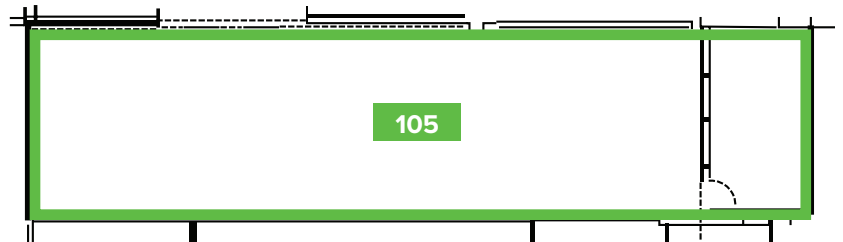
Trusted Landlord

Office/Industrial Building

146 Colonnade Road is 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.



Unit	Size (SF)	Type	Availability
105	1,390	Industrial	Month to Month

Operating Costs: \$4.61 psf | Realty Tax: \$3.55 psf
Total 2022 Additional Rent: \$8.16 psf



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