

Office space in  
Canotek Industrial Park

# FOR LEASE

5510 Canotek Road, #205, Ottawa ON



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# PROPERTY DETAILS



## THE OFFERING

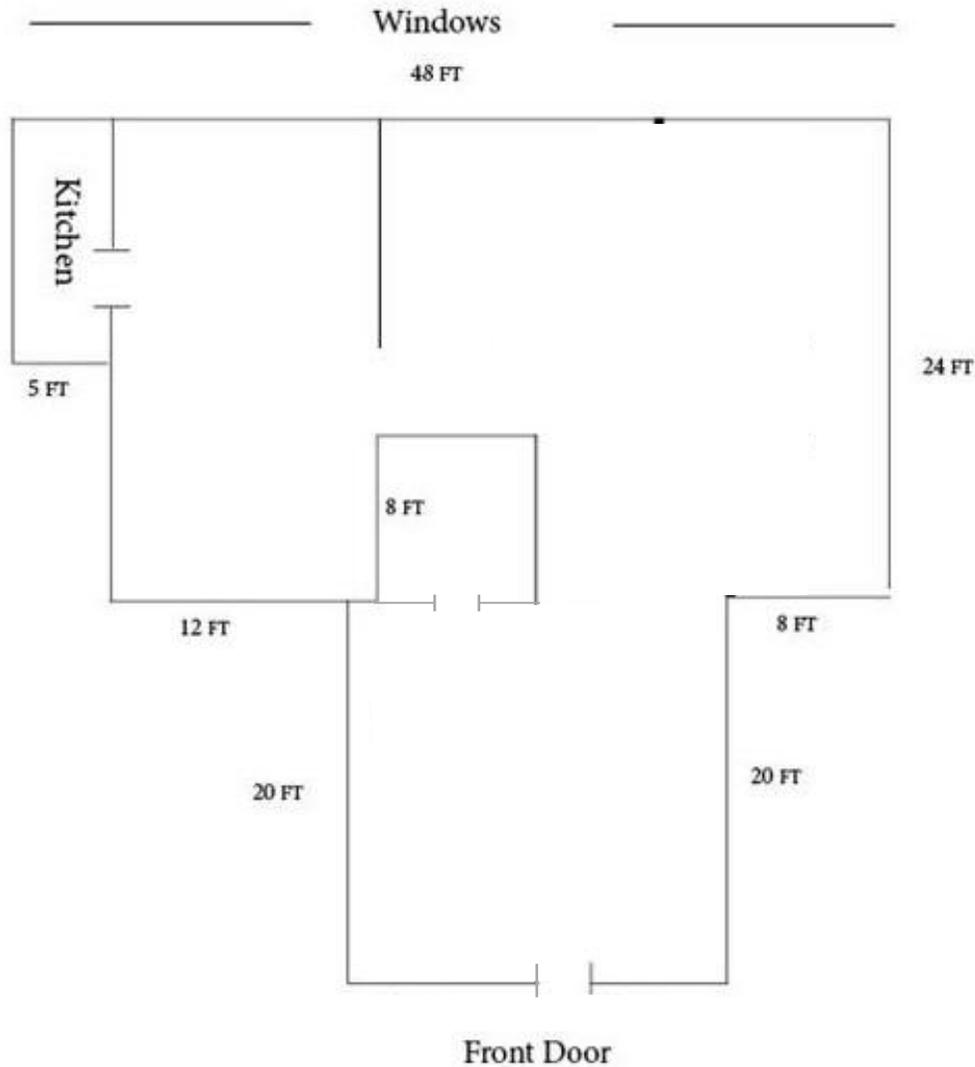
Second floor walk-up space includes four (4) offices and kitchenette with plenty of natural light. Conveniently located within the well known Canotek Industrial Park, 5510 Canotek offers convenient access to Highway 417 and other major arterials. Four parking spaces included. Office cleaning is not included.

ADDRESS	5510 Canotek Road, Unit 205
SIZE	Approximately 1,540 SF
RENTAL RATE (NET)	\$9.00/SF
ADDITIONAL RENT	\$6.85/SF (2024)
AVAILABILITY	Immediate

## DEMOGRAPHICS

Radius	2 KM	5 KM	10 KM
Population (2023)	12,675	102,678	436,947
Population (2028)	14,025	114,918	484,533
Population (2033)	15,281	125,626	526,627
Daytime Population	14,607	102,230	471,496
Median Age	45	42.3	40.3
Average Household Income	\$117,589	\$110,247	\$104,360

# FLOORPLAN



Door

**\*\* Not to Scale \*\***

**\*\* Estimated Measurements\*\***

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