

Industrial

# 111 Colonnade Road

## Ottawa, Ontario

±23,928 Sq.ft.

Epic Investment Services

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PROUDLY MANAGED BY:

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# Property Details

<b>TOTAL AREA</b>	±23,928 Sq. Ft.
<b>NUMBER OF FLOORS</b>	2
<b>CERTIFICATIONS</b>	BOMA BEST Baseline

## BUILDING HIGHLIGHTS

- Close proximity to the airport
- Access to top transportation roads including Prince of Wales Drive, Hunt Club Road, and Highway 417
- Ample retail amenities within close driving and walking distance
- Immediate access to public transit
- Excellent on-site parking



**BOMA  
BEST**  
SUSTAINABLE  
BASELINE



# Availability

111 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 is a light industrial building featuring a restaurant and a mixture of office space, truck level doors, and excellent on-site parking.

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

202	348	Office	Immediate	
203	420	Office	CONDITIONALLY LEASED any small user.	
207	1,742	Office	December 1, 2025	2nd floor office unit that was recently upgraded with new kitchen, flooring and individual offices.
Operating Costs: \$6.96 psf   Realty Tax: \$3.75 psf   2025 Additional Rent is \$10.71 psf				





# Distances & Amenities

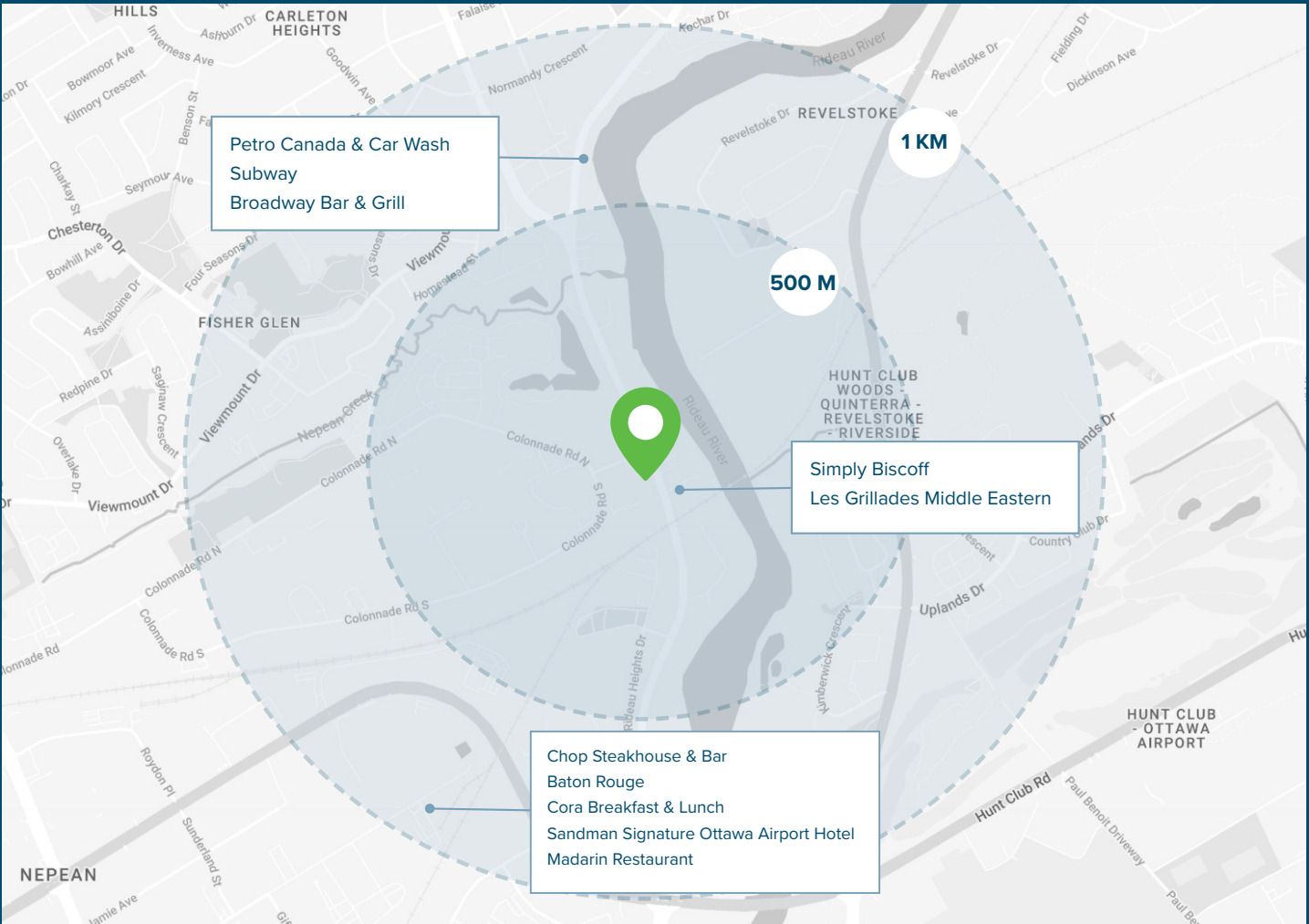
111 Colonnade Road

## Drive Times

Hunt Club Road	<b>5 min</b>
Prince of Wales Drive	<b>12 min</b>
Highway 417	<b>20 min</b>

## Public Transit

Bus Stop	<b>2 min walk</b>
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