



STONEWATER PROPERTIES

www.stonewaterproperties.ca



2477 Kaladar Ave.
Ottawa, ON

OFFICE AND WAREHOUSE SPACE AVAILABLE

BRAND NEW OFFICE & STORAGE

Donna Parent
613-291-6206
donna@stonewaterproperties.com

2487 Kaladar Ave.
Unit 104
Ottawa, ON

FOR LEASE

2477A KALADAR AVE.
OTTAWA, ON

UNIT 1C

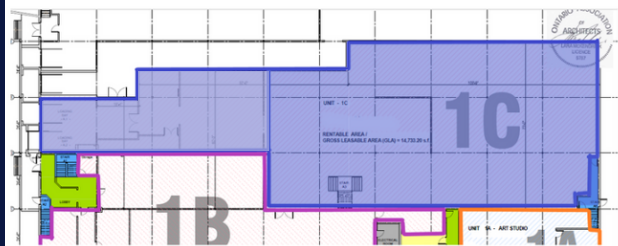
AVAILABLE NOW

Large warehouse suitable for warehousing, storage, logistics, and beyond. Opportunity to sub-divide space.

- Ceiling Height: 18'
 - Loading Corridor Height: 7'
- Shared dock loading and shared dock leveler
- Column Spacing: 24' approx.



*Note: Floor tiles have been removed.



SQUARE
FOOTAGE

14,344 SF

PRICING

BASE: \$15.00 PSF NNN
EST. OPC (2025): \$3.88 PSF
UTILITIES EXTRA

DONNA PARENT

2487 KALADAR AVE. UNIT 104

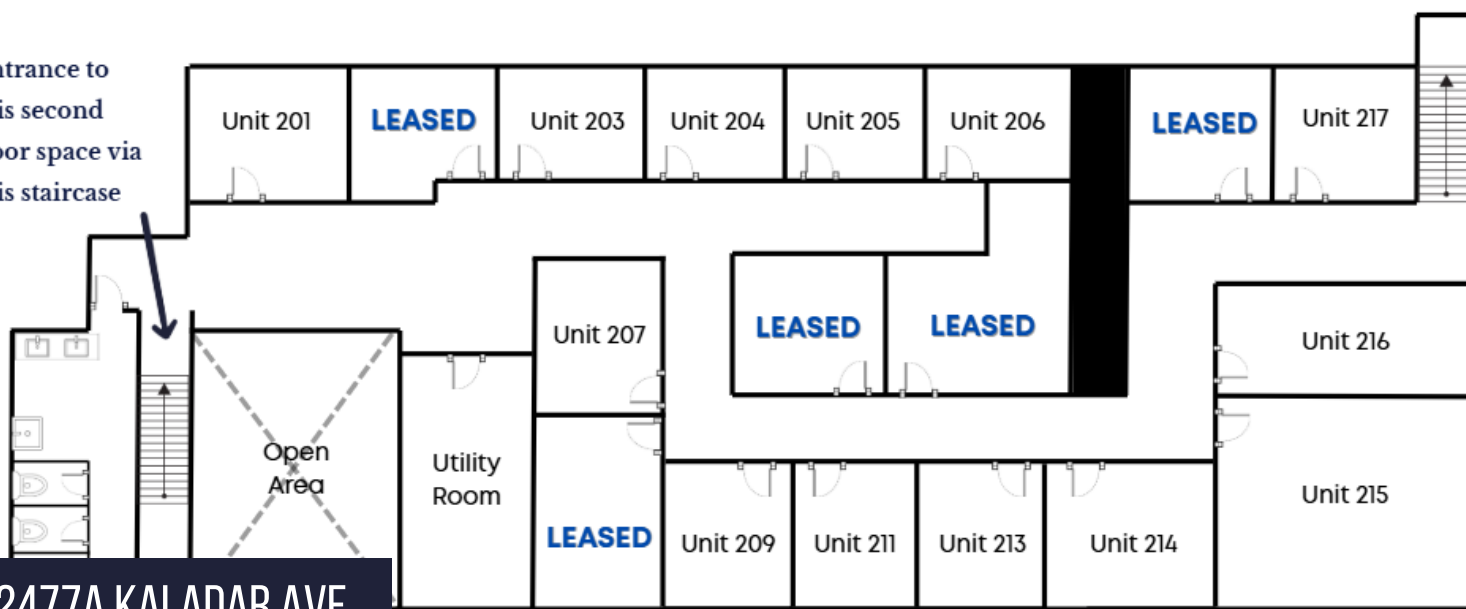
613-291-6206

DONNA@STONEWATERPROPERTIES.COM

FOR LEASE

2477A Kaladar Ave. - Floor Plan

Entrance to
this second
floor space via
this staircase



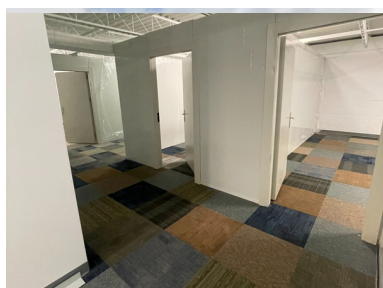
2477A KALADAR AVE.
OTTAWA, ON

NEW OFFICES

AVAILABLE NOW

Our second-floor office spaces are newly built, clean, and move-in ready. The building is home to a community of makers, artists, and entrepreneurs, and is an environment that encourages growth.

- 13 units available
- Second floor office or storage space
- Tenants have access to a shared kitchenette



**SQUARE
FOOTAGE**

**RANGING FROM 195 SF
TO 486 SF**

PRICING

**STARTING AT \$375.00
(PLUS HST) PER MONTH**

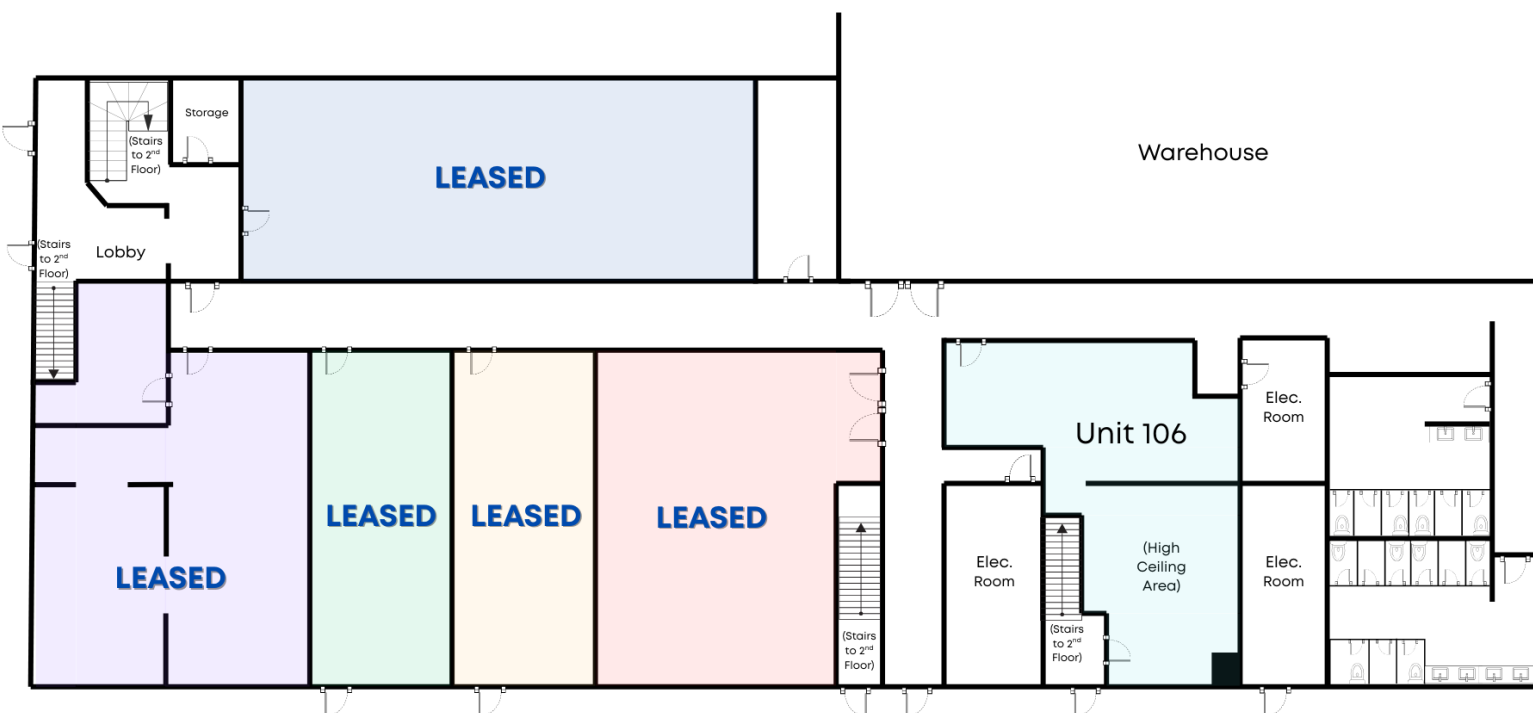
JULIA PARENT

2487 KALADAR AVE. UNIT 104

613-866-3912

JULIA@STONEWATERPROPERTIES.COM

FOR LEASE



UNIT 106

AVAILABLE NOW

This unique first-floor unit features an area well suited for office or storage, paired with a high-ceiling section ideal for racking, light fabrication or workshop use. This unit is a great fit for businesses looking for a practical combination of office and storage in one convenient location.



High Ceiling Section



Lower Ceiling Section

2477A KALADAR AVE.
OTTAWA, ON

SQUARE
FOOTAGE

1,098.12 SF

PRICING

\$1,921.71

(RATES ARE MONTHLY, PLUS HST)

JULIA PARENT

2487 KALADAR AVE. UNIT 104

613-866-3912

JULIA@STONEWATERPROPERTIES.COM



GET IN TOUCH

OUR OFFICE

2487 Kaladar Ave. Suite 104
Ottawa, ON
K1V 8B9

Monday to Friday - 8:00 am to 4:00 pm
Saturday & Sunday - Closed

Donna Parent, Regional Property Manager
613-291-6206
donna@stonewaterproperties.com

