



FOR LEASE

Full 3rd Floor – 16,356 sf & Suite 600 – 3,791 sf

2 GURDWARA ROAD

CLASS "A" OFFICE SPACE
HUNT CLUB CROSSING

2 GURDWARA

Ottawa, ON



FEATURES & AMENITIES

- Six-storey, mirrored glass Class “A” office building.
- Ample “FREE” building parking available.
- Two new FLO EV electric vehicle charging stations.
- BOMA BEST Bronze Certification



FULL FLOOR OPPORTUNITY: 16,356 SF

3rd Floor



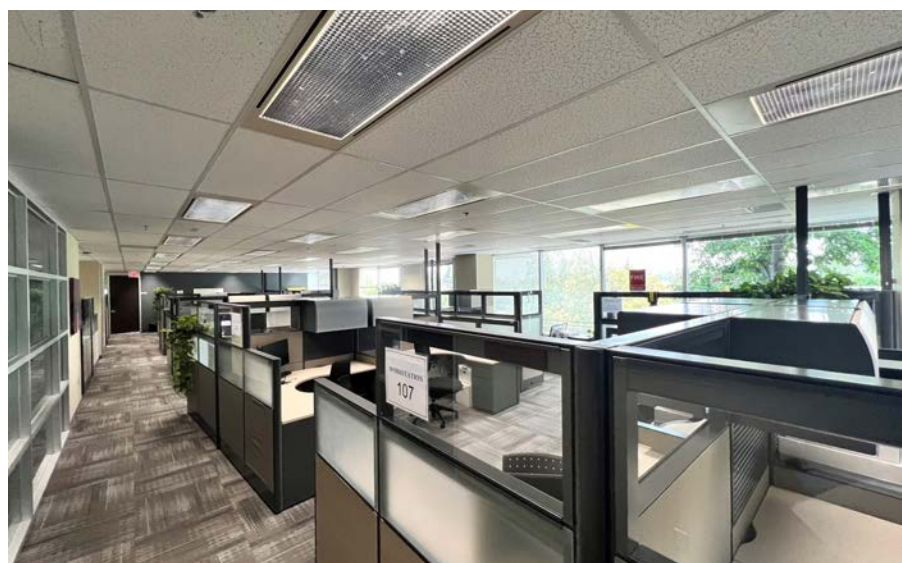
Available August 1, 2024 or Potentially Earlier

- Ten offices/meeting rooms
- Open concept area
- Boardroom
- Large kitchen/lounge
- Reception/waiting area
- Shower
- Men's & Women's washrooms within suite

Net Asking Rent: Contact Listing Broker

Additional Rent: \$17.72 psf/annum (est. 2024)

3rd FLOOR



SUITE 600: 3,741 SF

6th Floor



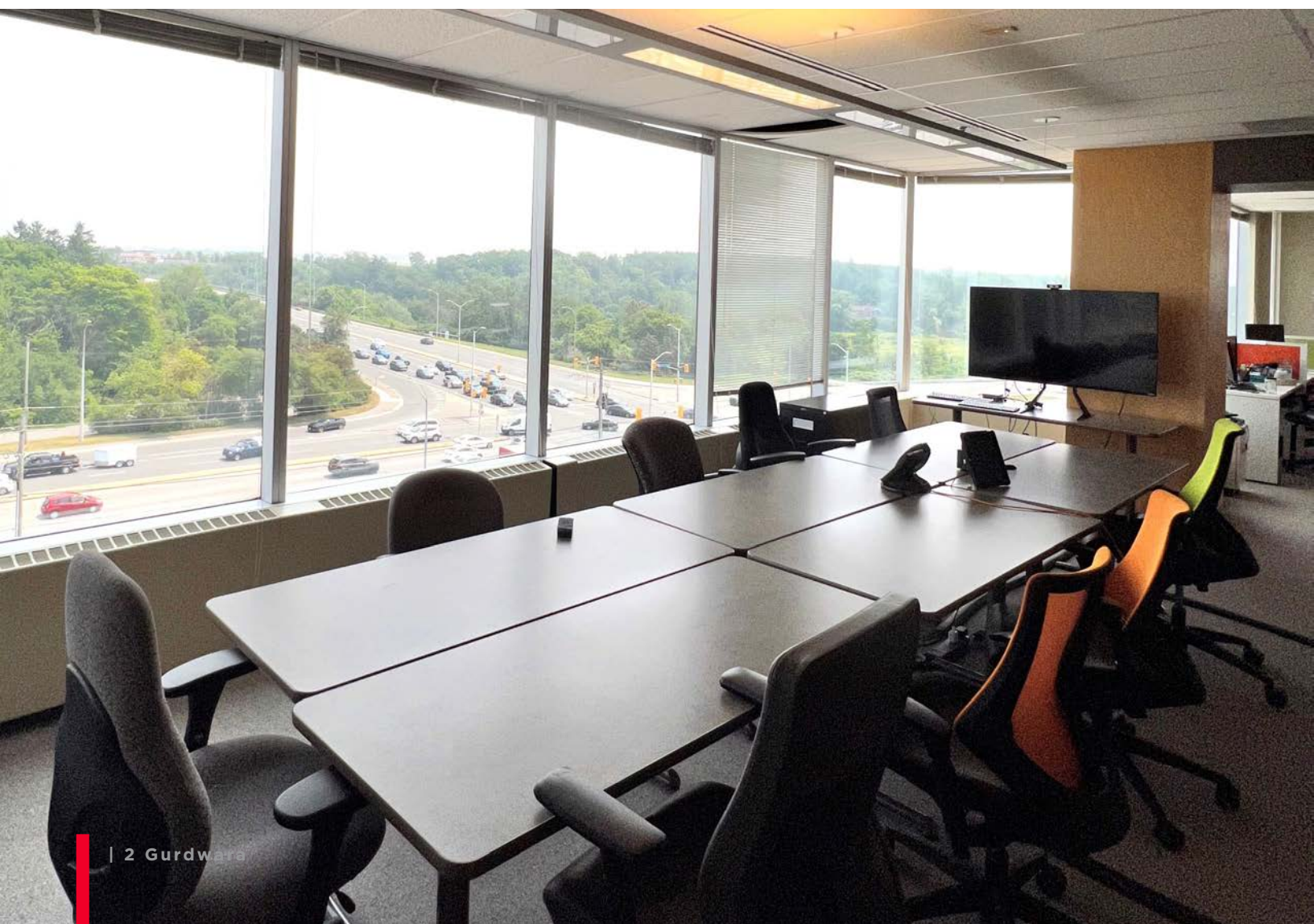
Available August 1, 2024 or Potentially Earlier

- Top floor with attractive South-East views
- Open concept
- Kitchen
- Large boardroom & server rooms

Net Asking Rent: Contact Listing Broker

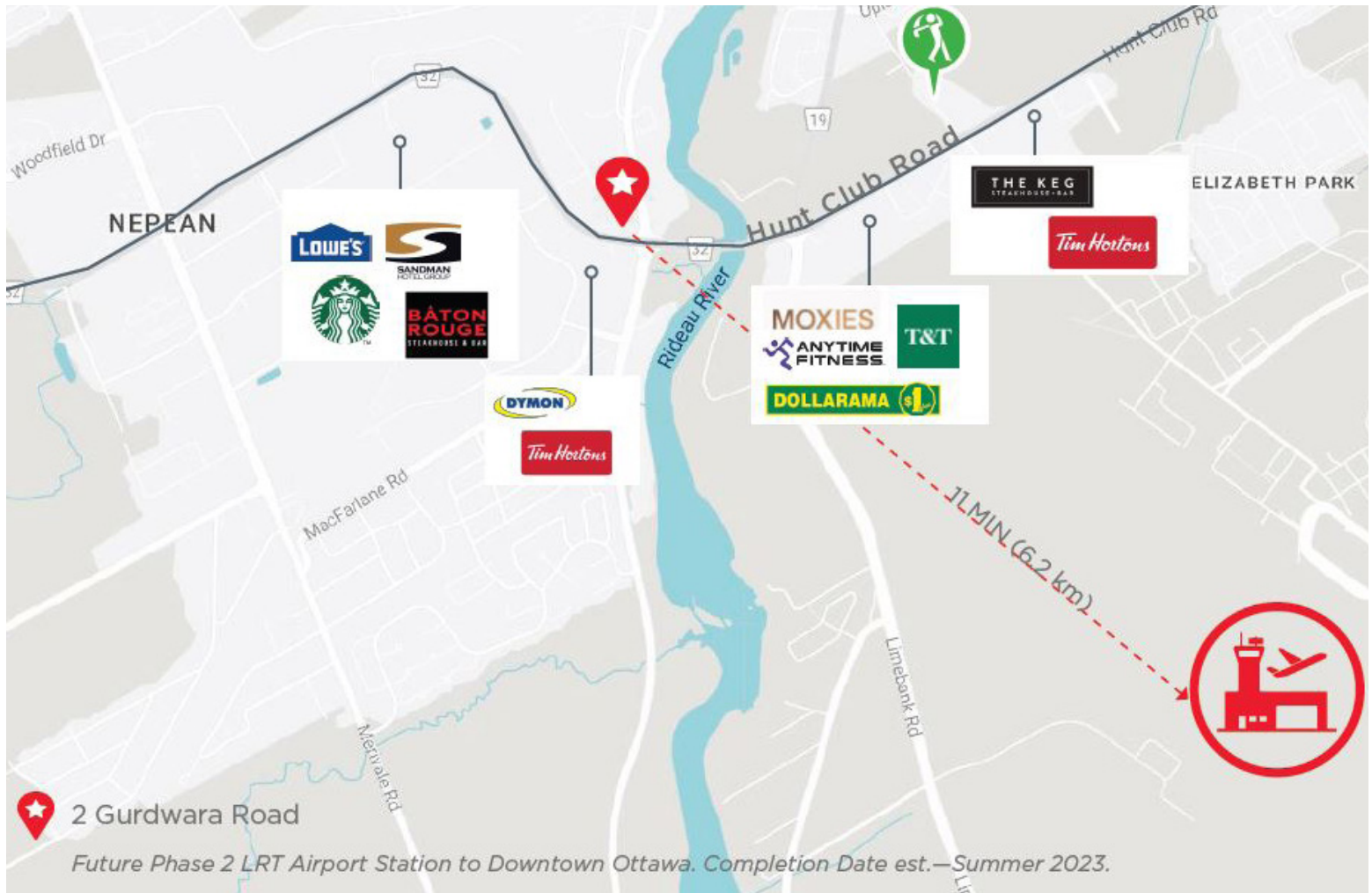
Additional Rent: \$17.72 psf/annum (est. 2024)

6th FLOOR



Area Amenities

2 Gurdwara is located near the corner of Hunt Club Road & Prince of Wales Drive. Minutes from Ottawa International Airport.



Close to many restaurant and retail amenities along Hunt Club Road & Merivale Road.

OC Transpo Routes 96, 199, & 670 bus stops located adjacent and across the street on both Prince of Wales Drive & Hunt Club Road.

CONTACT INFORMATION

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