



Colliers

Office Tenant Incentive: 6 Months Net Free Rent*

33 & 43 Roydon Place, Ottawa

Modern office space for lease

Located just off Merivale Road, join existing businesses and associations in these two professionally managed buildings. Both the office and retail suites are move in ready with great signage opportunities. Enjoy free parking, ample exposure, and bright suites on Roydon Place. The property is in close proximity to Costco, Canadian Tire with countless restaurants and amenities on Merivale and West Hunt Club Road.

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* for 5 yr minimum deals signed before
August 1st at market rates

Property Overview

Key Highlights



Large ground floor retail suite with grade level loading and exposed ceilings



Second floor walk-up office suites that are move in ready



Podium and building signage available



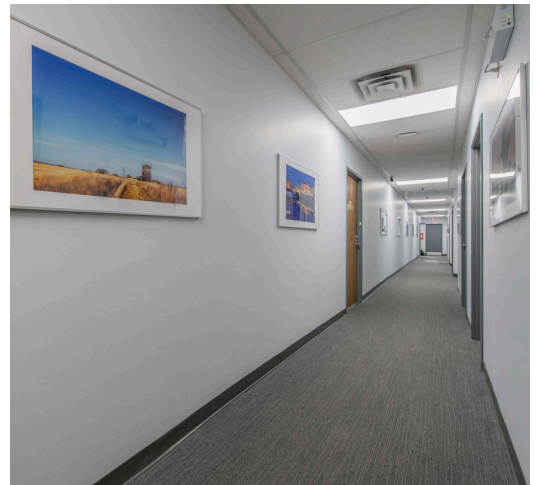
Ample free parking on site

Availabilities

Suite	Size	Asking Rent	Additional Rent
33 Roydon Place Office		\$12.50 PSF	\$12.92 PSF
201	1,661 SF		
206	Leased		
209	935 SF		
33 Roydon Place Retail		\$15.00 PSF	\$9.10 PSF**
1 & 2*	Leased		
4	Leased		
43 Roydon Place Office		\$12.50 PSF	\$12.72 PSF
201	Leased		
202	927 SF		
203	934 SF		
204	Leased		
208	1,658 SF		
43 Roydon Place Retail		\$15.00 PSF	\$9.04 PSF**
1-2	Leased		
3-5	Leased		

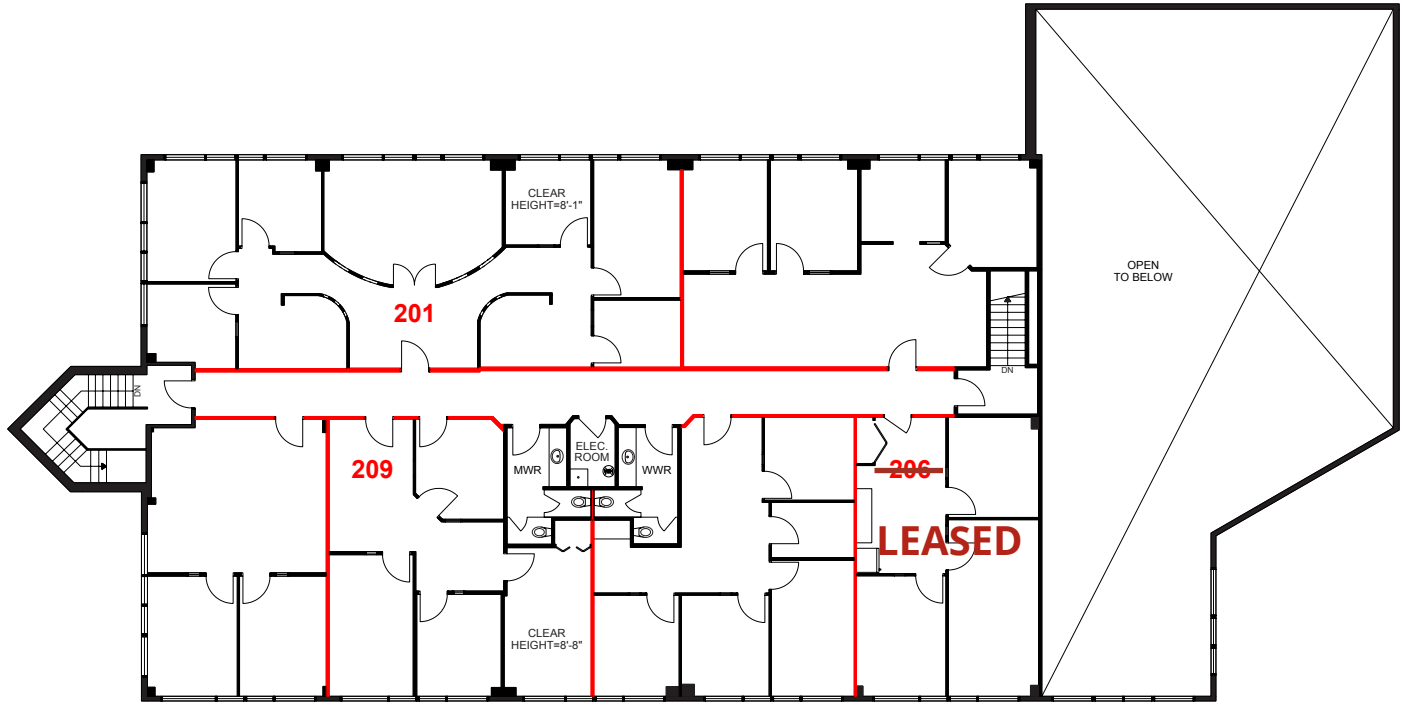
*retail units can be demised (1,168 SF each)

** + Utilities

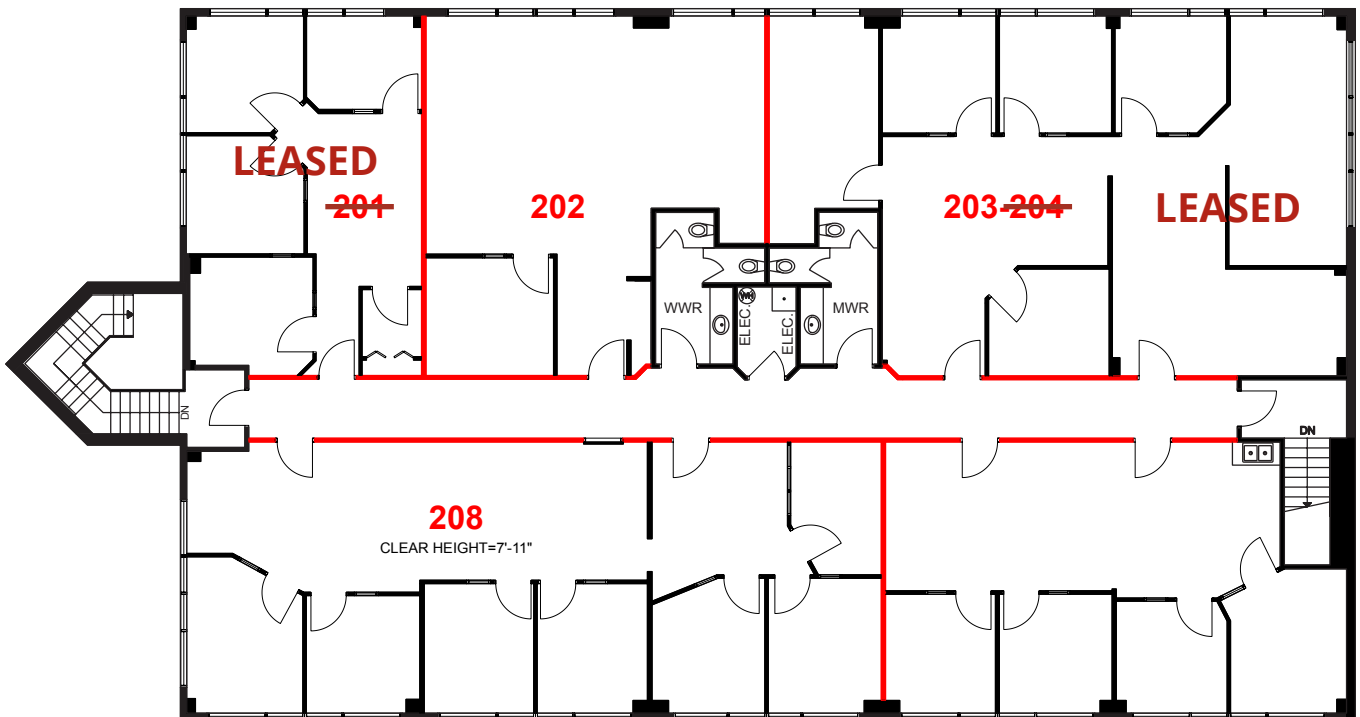


Floor Plans

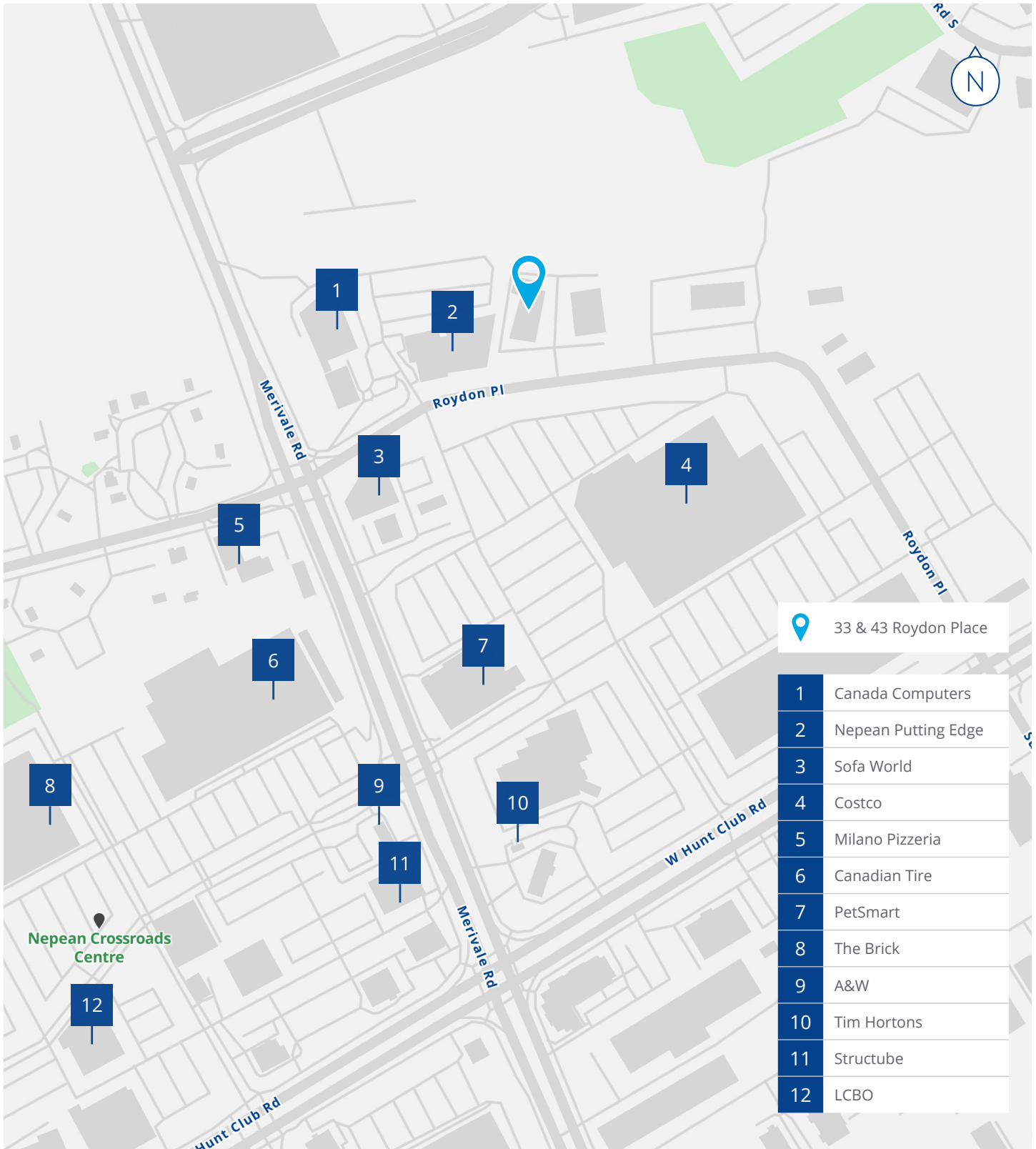
33 Roydon Place



43 Roydon Place

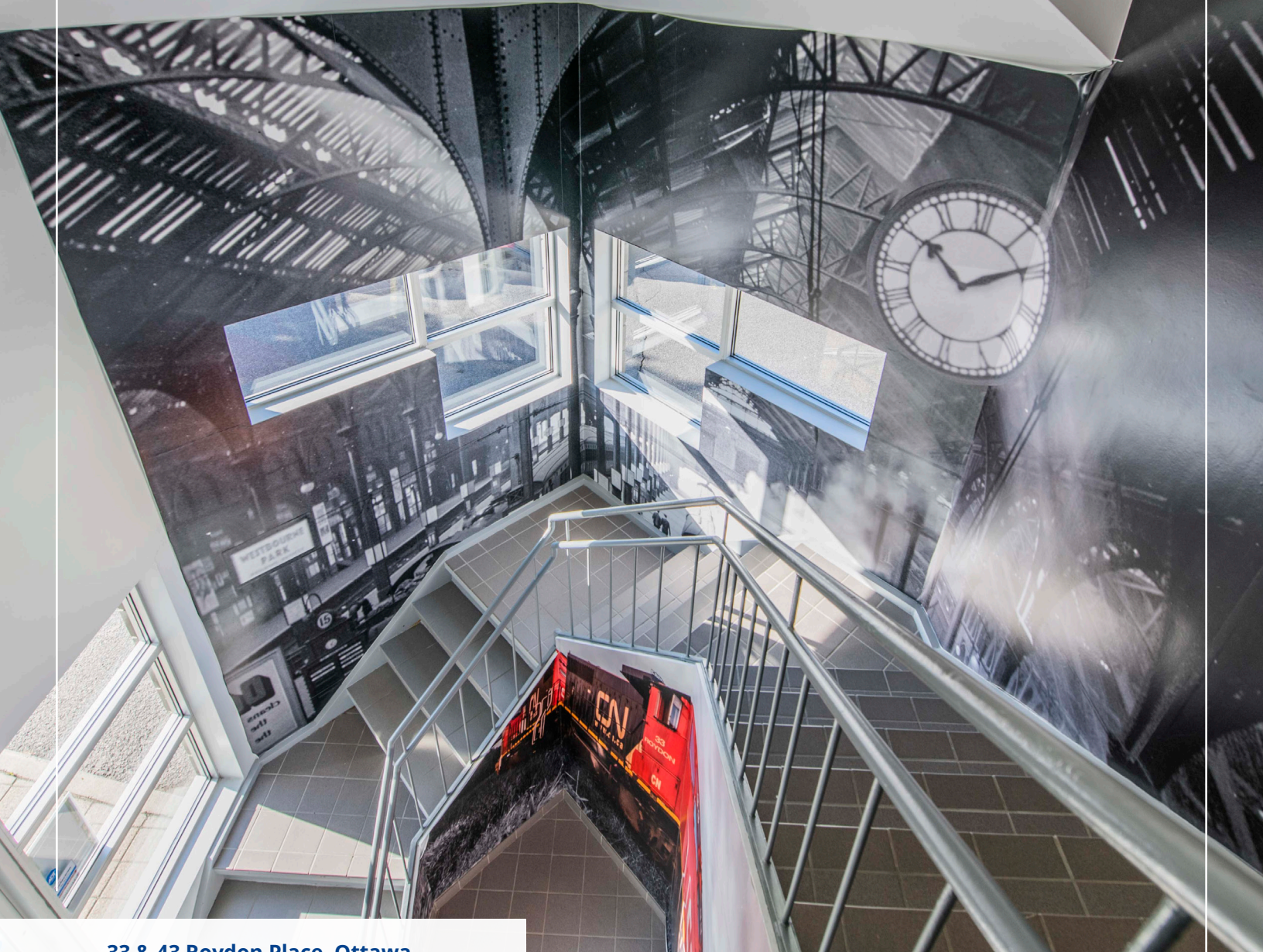


Property Location





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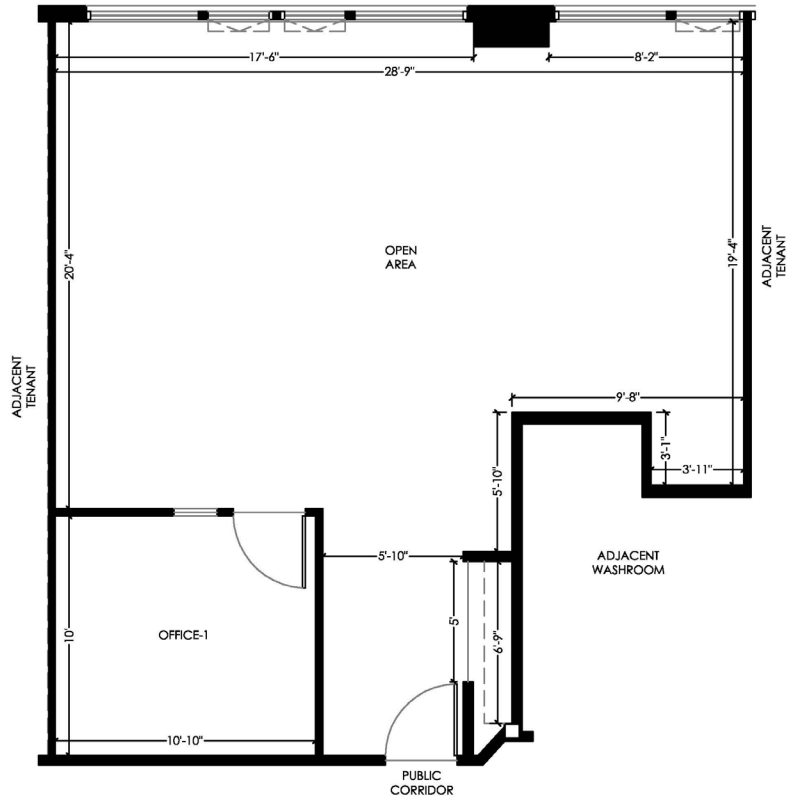
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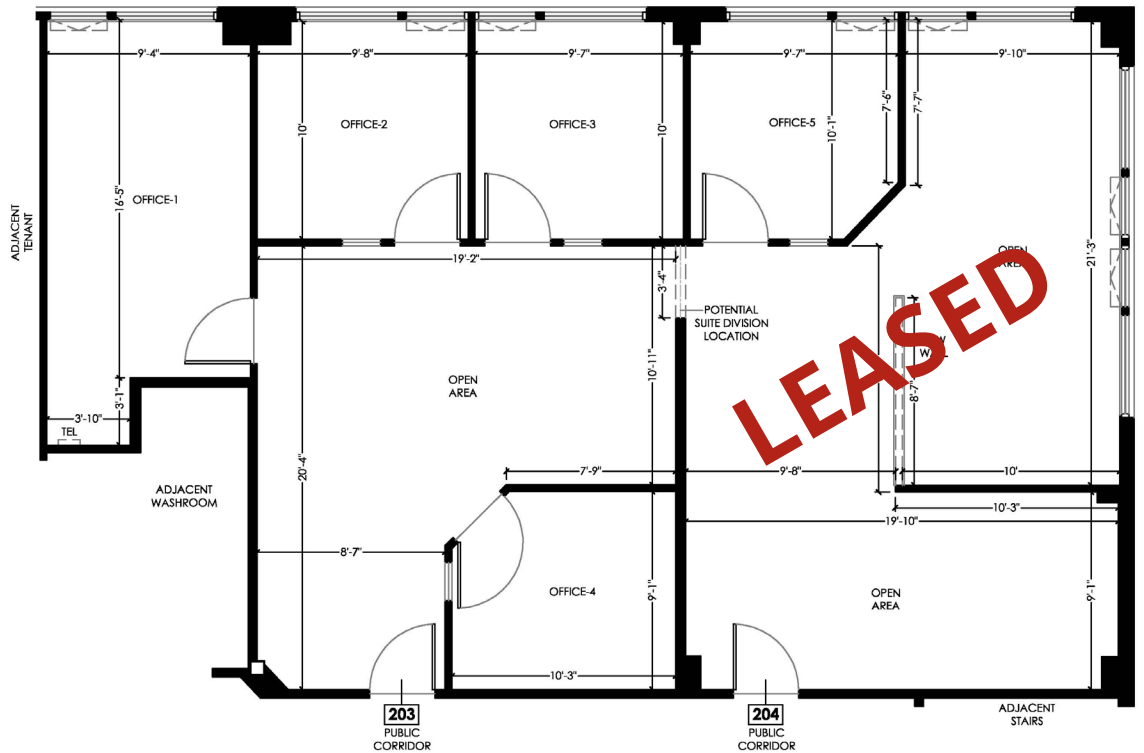
Accelerating success.

Site Plan

Suite 202

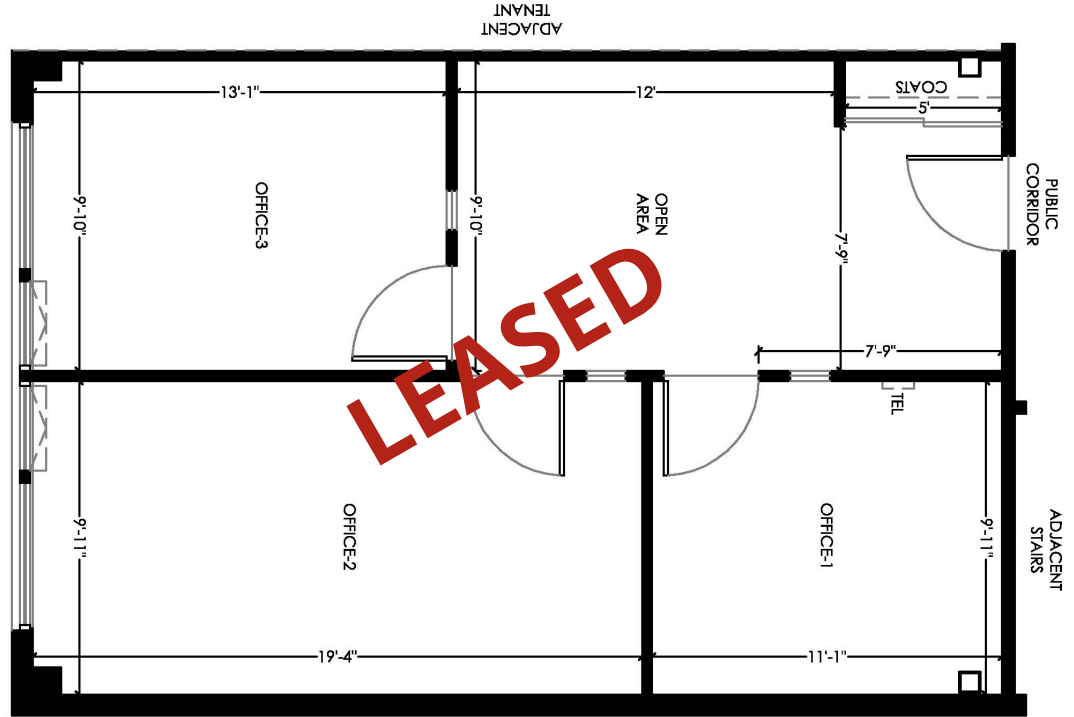


Suite 203 & 204



Site Plan

Suite 206



Suite 209

