CLASS “A” OFFICE SPACE FOR LEASE

310 HUNT CLUB ROAD
SUITE 201

JENNINGS REAL ESTATE BROKERAGE INC.

OFFERING SUMMARY

AVAILABILITY	SPACE USE	SIZE	BASE RENT	ADDITIONAL RENT
Immediate	Office Space	Up to 4,741 Sq. Ft.	$18.00	$18.91 (2025 Est.)

PROPERTY HIGHLIGHTS

- Demising options available: 2,786 square feet and 1,955 square feet
- Can be combined to provide up to 4,741 square feet of contiguous space
- Conveniently located along Hunt Club Road, just minutes from the Ottawa International Airport
- Beautiful two-storey lobby, completely renovated in 2024
- Pylon signage available, exposing your business to approximately 33,000 vehicles per day
- Outdoor BBQ area available for tenant's use
- Existing improvements include eight enclosed offices, kitchen/lunchroom, and storage room, two open-concept work areas, two boardrooms
- Parking available: Four parking spots per 1,000 square feet
- Public transit available at the property, serviced by bus route: 116, 197 and 198.

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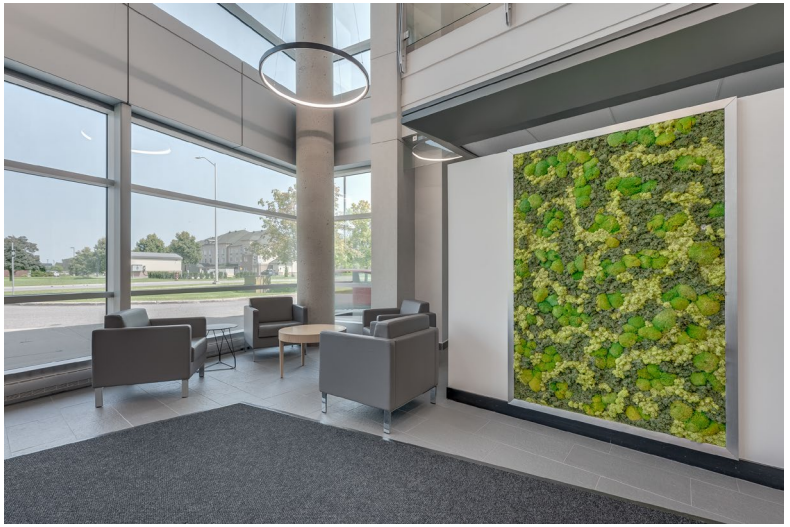

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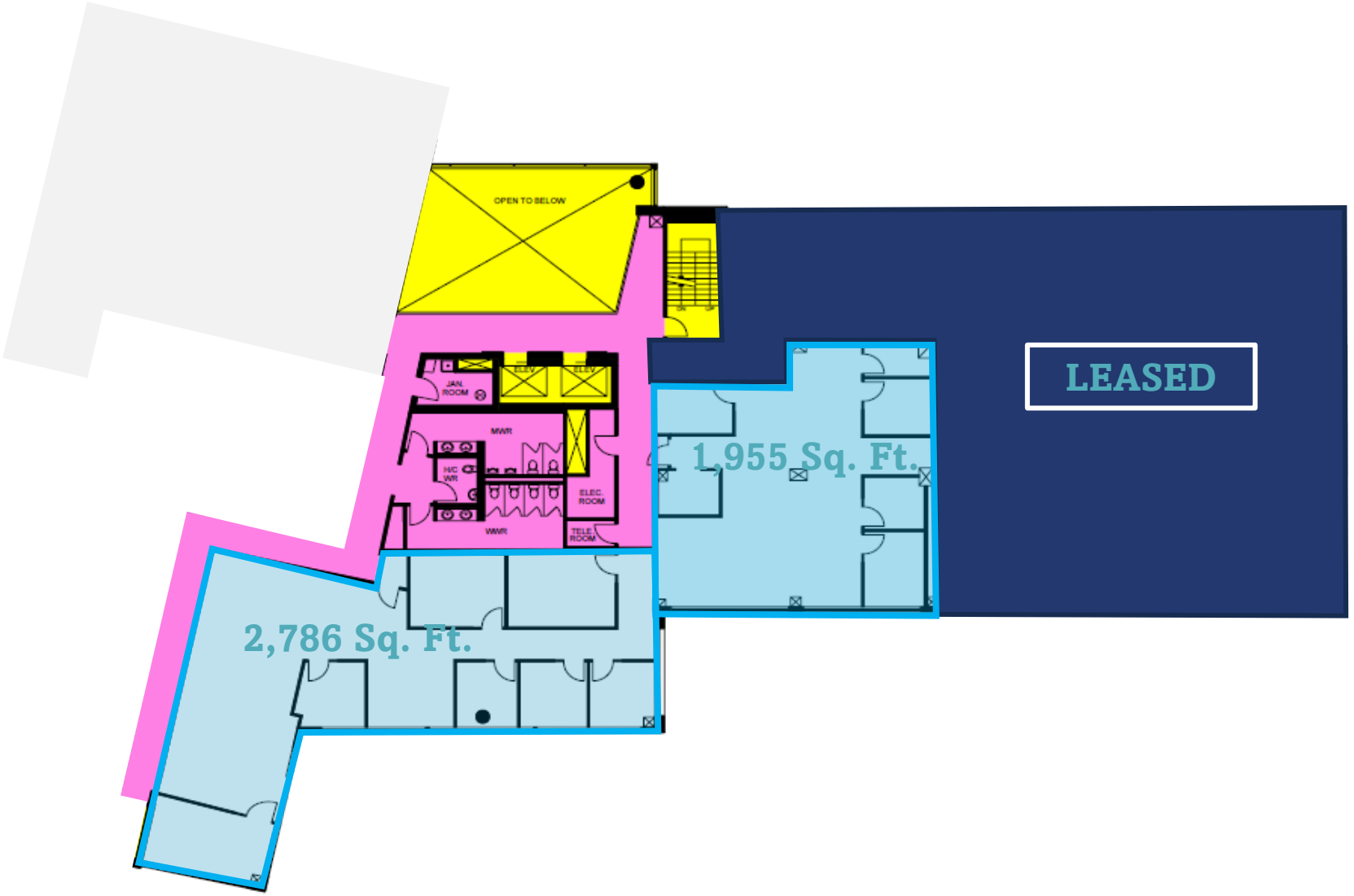
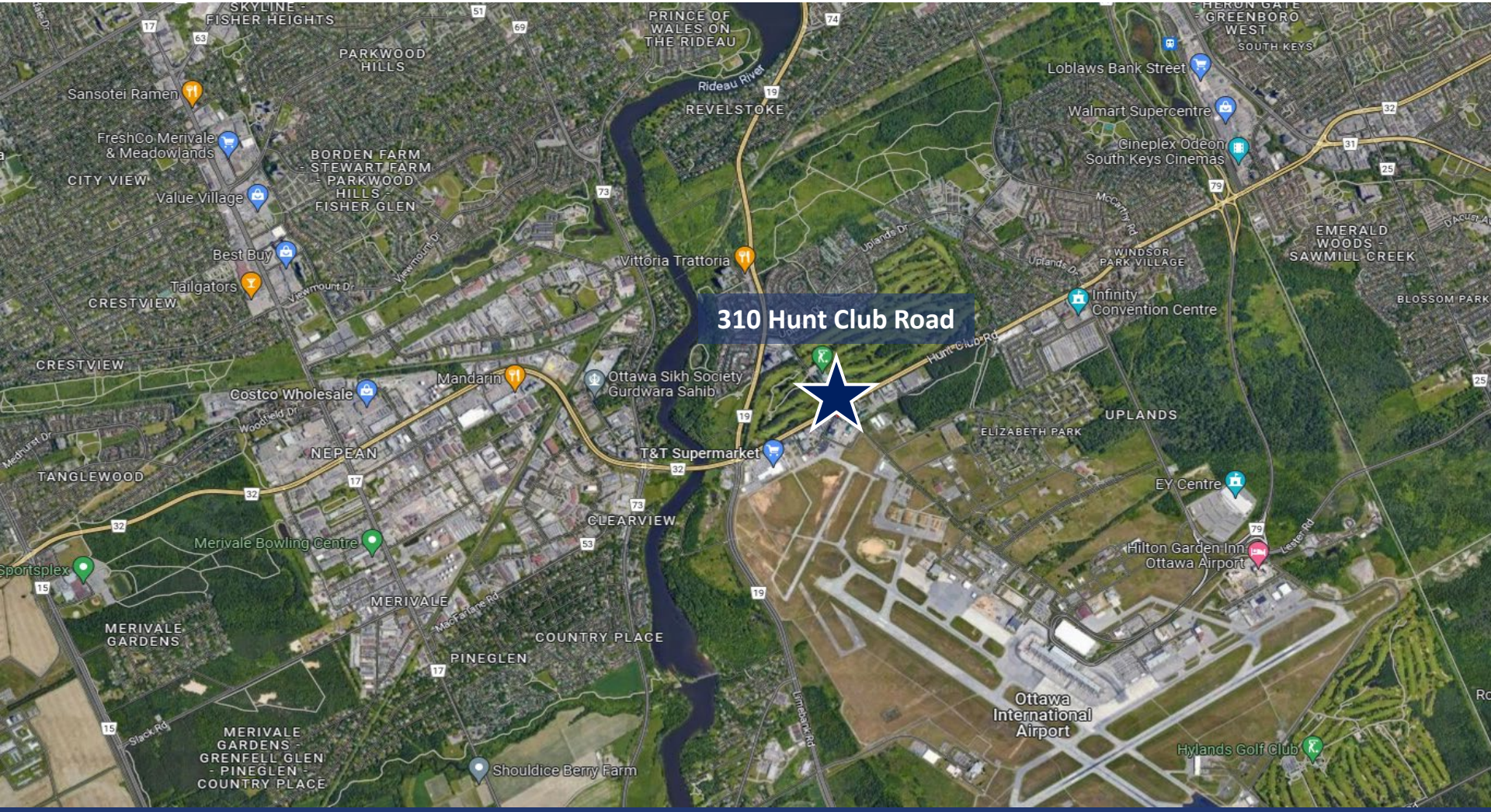
FLOOR PLAN


OPEN TO BELOW
JAN. ROOM
ELEV.
ELEV.
MWR
H/C WR
WWR
ELEC. ROOM
TELE. ROOM
1,955 Sq. Ft.
LEASED
2,786 Sq. Ft.

MAP



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Contact: Jennings Real Estate Brokerage Inc.

Andrew Eberhard | Broker of Record
613-709-0263 | aeberhard@jre.ca

Iryna Loshkarova | Sales Representative
613-413-1361 | iloshkarova@jre.ca

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