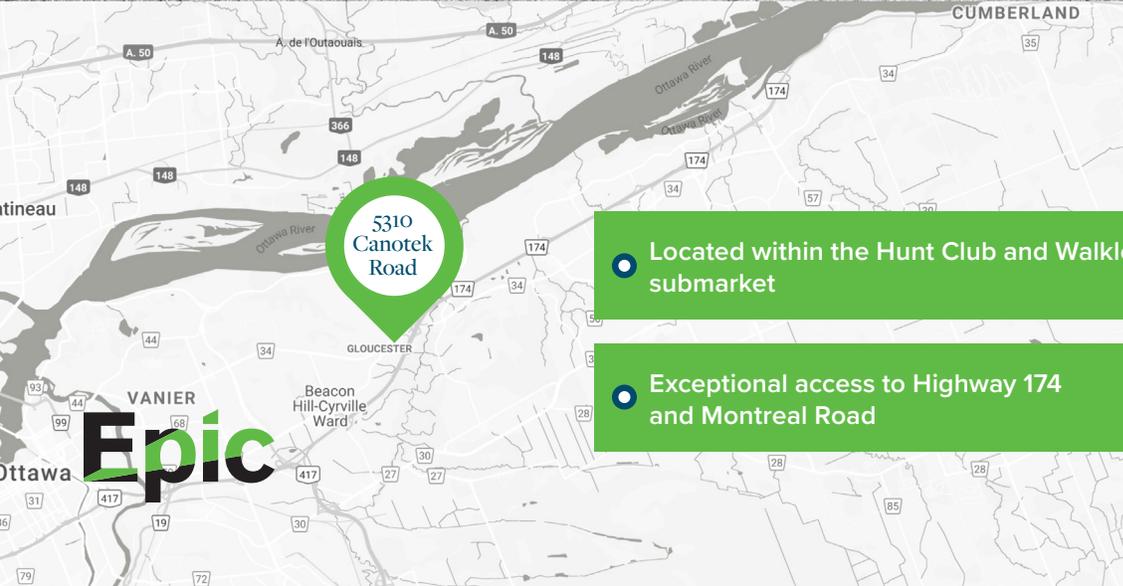


# 5310 Canotek Road

Ottawa, Ontario – 1,200 sq. ft. available

## Property Details

- 41,549 square foot office/industrial building located in Canotek Business Park
- Access to top transportation roads and public transit
- Featuring clear heights of 14' to 22' and dock level loading



• Located within the Hunt Club and Walkley submarket

• Exceptional access to Highway 174 and Montreal Road



Office/Industrial Building



Several Nearby Amenities



Quick Access to Major Highways



Close Proximity to Public Transit



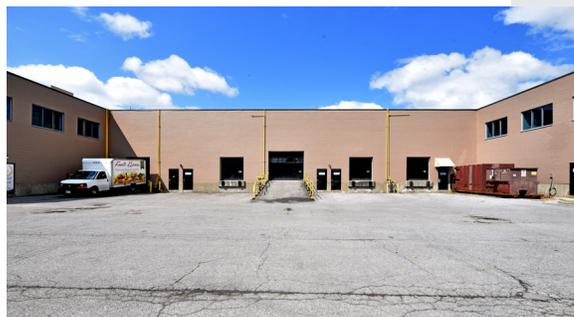
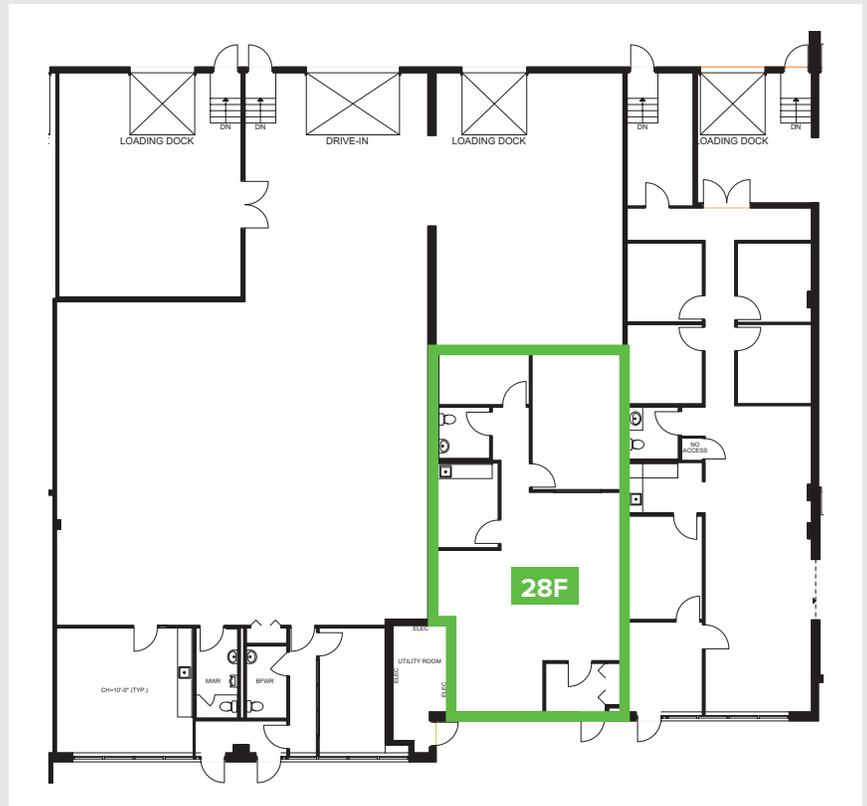
Trusted Landlord

# Office/Industrial Building

5310 Canotek Road is located in the Canotek Business Park, which contains over 1 million sq. ft. of industrial space and is considered one of Ottawa's preeminent industrial locations. The park benefits from its efficient access to major highways and shipping routes.

The property is a multi-tenant flex office/industrial building with shared dock level loading.

With close proximity to Highways 174, 417 and other important local arterials, the property offers convenient access to a variety of tenant amenities.



Unit	Size (SF)	Type	Availability
28F	1,200	Office	Immediate

Operating Costs: \$5.26 psf | Realty Tax: \$3.16 psf  
 Total 2022 Additional Rent: \$8.42 psf

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