

# 3030 CONROY ROAD

Ottawa, Ontario

**Suite 202**  
**1,549 sq.ft**

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**COLONNADE  
BRIDGEPORT**  
Realty Inc., Brokerage

OFFICE SPACE  
FOR LEASE



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## LEASE DETAILS

**Basic Rental Rate:** \$13.00/sq.ft.

**Taxes & Operating:** \$16.20/sq.ft.

Operating costs, tax estimates and rental ranges are based on 2024 figures and are subject to change.

**AVAILABLE IMMEDIATELY**



## OPPORTUNITY

**Suite 202 - 1,549 sq.ft.**

## HIGHLIGHTS

✓ Accessible via OC Transpo service routes 40, 644 and 649 on Conroy Rd

✓ Accessible via Hunt Club Road and Walkley Road

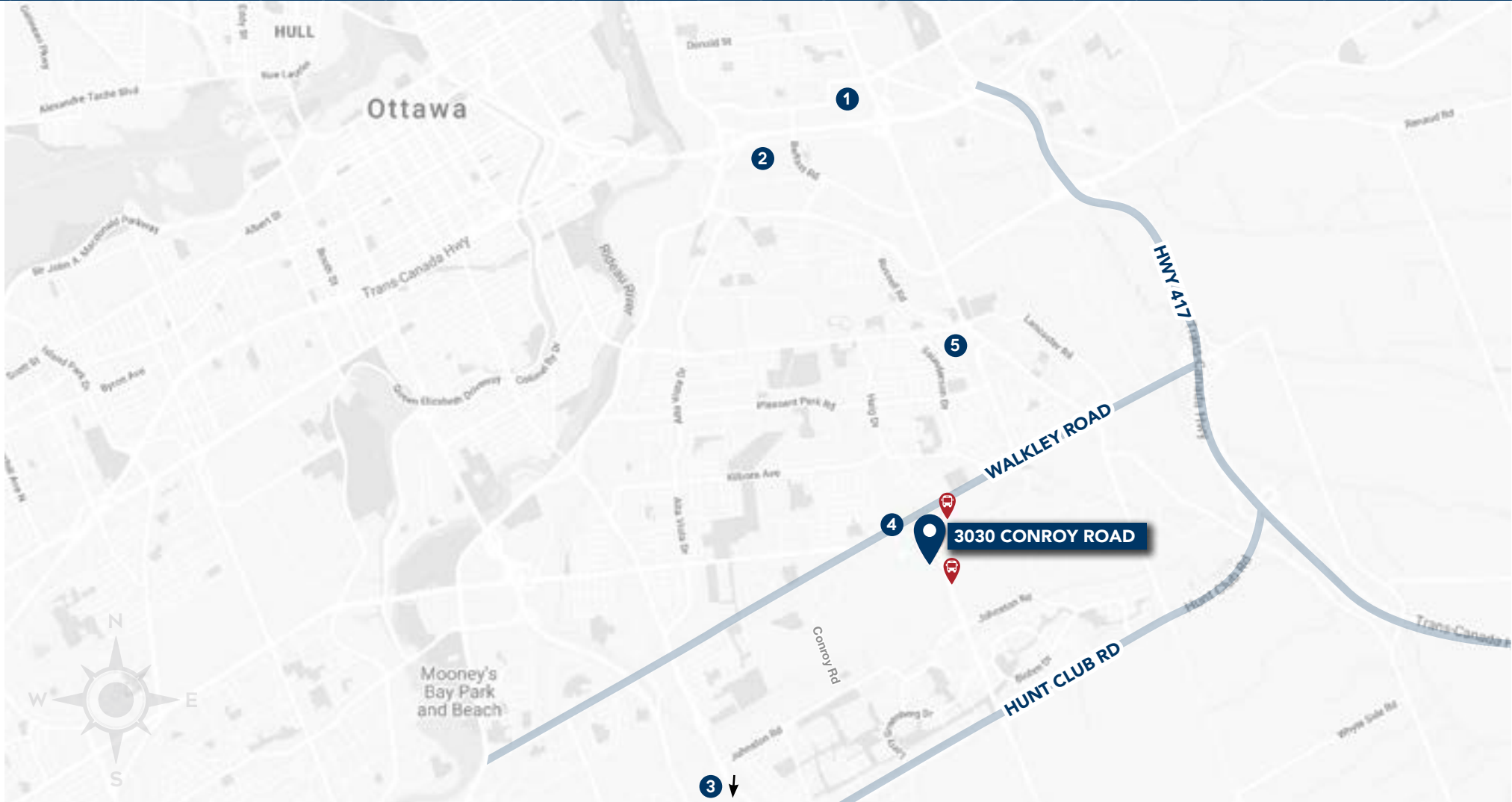
Minutes to HWY 417 via Hunt Club Road

✓ A ten minute drive to St. Laurent Shopping Centre and Trainyards Shopping Centre

- ✓ Minutes to the Ottawa International Airport
- Parking on-site
- Open concept office space



# AREA MAP



**3030**  
**CONROY ROAD**  
Ottawa, Ontario

- 1 St. Laurent Shopping Centre
- 2 Trainyards Shopping Centre
- 3 Ottawa International Airport
- 4 Tim Hortons
- 5 Elmvale Acres Shopping Centre

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## SUITE 202

1,549 sq.ft.

