



Office

# 1427 Ogilvie Road

## Ottawa, Ontario

±29,000 Sq.ft.

Epic Investment Services

**Abdullah Saad**

Senior Manager, Leasing

613 282 2767

asaad@epicis.com

PROUDLY MANAGED BY:

**Epic**



# Property Details

TOTAL AREA	±29,000 Sq. Ft.
NUMBER OF FLOORS	2

- BUILDING HIGHLIGHTS**
  - Superior location in Ottawa East, Gloucester
  - Minutes away from numerous amenities
  - Convenient access to Highway 417
  - Trusted Landlord
  - Close proximity to public transit





# Availability

1427 Ogilvie is a 29,000 square foot 2 storey office building featuring a builtout lower level with office and storage. The building is located in a prominent location in Ottawa East, Gloucester.

The building offers ground level parking, prominent pylon signage opportunities and is head office for Farm Boy.

Numerous bus stops are located steps away, and the O-Train Blair Station is located 15 minutes away. The property is highly accessible via Highway 417 and Aviation Parkway.

Tenants can take advantage of several food and service retail amenities such as Gloucester Center to the east and St. Laurent Shopping Centre to the west.

## AVAILABILITY

B2	926	Office	Immediate
B3	1,016	Office	Immediate
B6	1,433	Office	Immediate
Gross Rent: \$20.00 psf			



# Distances & Amenities

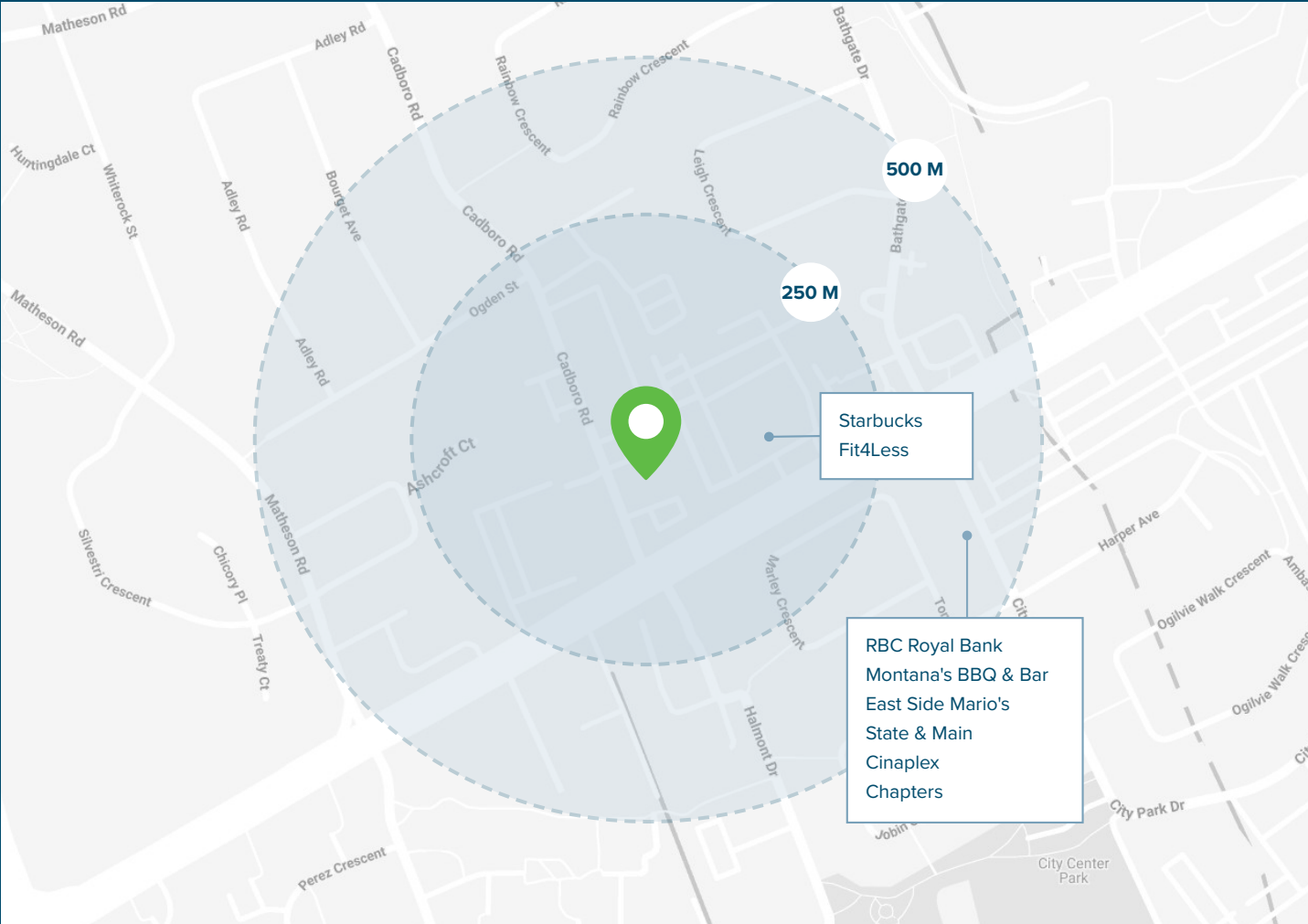
1427 Ogilvie Road

### Drive Times

Aviation Parkway **3 min**  
Highway 417 **8 min**

### Public Transit

Bus Stop **2 min walk**



**Abdullah Saad**  
Senior Manager, Leasing  
613 282 2767  
asaad@epicis.com

**Epic Investment Services | 111 Colonnade Road, Suite 206, Nepean ON K2E 7M3 | [epicinvestmentservices.com](http://epicinvestmentservices.com)**

This disclaimer shall apply to Epic Realty Services Inc., Brokerage to include all employees and independent contractors ("Epic"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by Epic. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from Epic.