

Office space in
Canotek Industrial Park

FOR LEASE

5510 Canotek Road, #205, Ottawa ON



BEN ZUNDER Vice President | Sales Representative
613.913.8858 | bzunder@cdnglobal.com

PHILIP ZUNDER President | Broker of Record
613.725.7170 | pzunder@cdnglobal.com

CDN GLOBAL (OTTAWA) LTD.

1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6
www.cdnglobal.com

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Commercial Real Estate Advisors

PROPERTY DETAILS



THE OFFERING

Second floor walk-up space includes mostly open offices and kitchenette with plenty of natural light. Conveniently located within the well known Canotek Industrial Park, 5510 Canotek offers convenient access to Highway 417 and other major arterials. Four parking spaces included. Office cleaning and light bulb changes are not included.

ADDRESS 5510 Canotek Road, Unit 205

SIZE Approximately 1,540 SF

RENTAL RATE (NET) \$9.00/SF/Annum

ADDITIONAL RENT \$6.85/SF (2025)

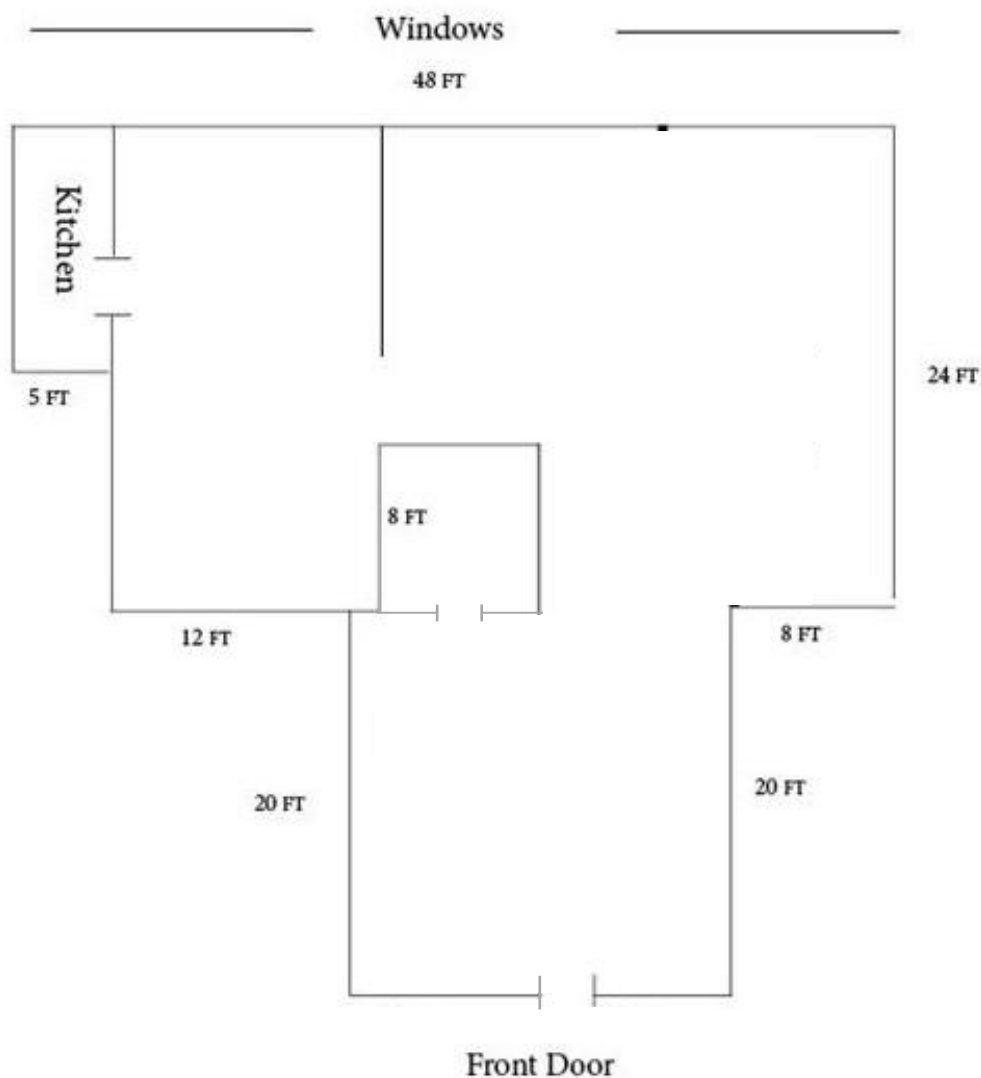
MONTHLY RENT \$2,034.09 plus HST

AVAILABILITY Immediate

DEMOGRAPHICS

Radius	2 KM	5 KM	10 KM
Population (2023)	12,675	102,678	436,947
Population (2028)	14,025	114,918	484,533
Population (2033)	15,281	125,626	526,627
Daytime Population	14,607	102,230	471,496
Median Age	45	42.3	40.3
Average Household Income	\$117,589	\$110,247	\$104,360

FLOORPLAN



Door

**** Not to Scale ****

**** Estimated Measurements****

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