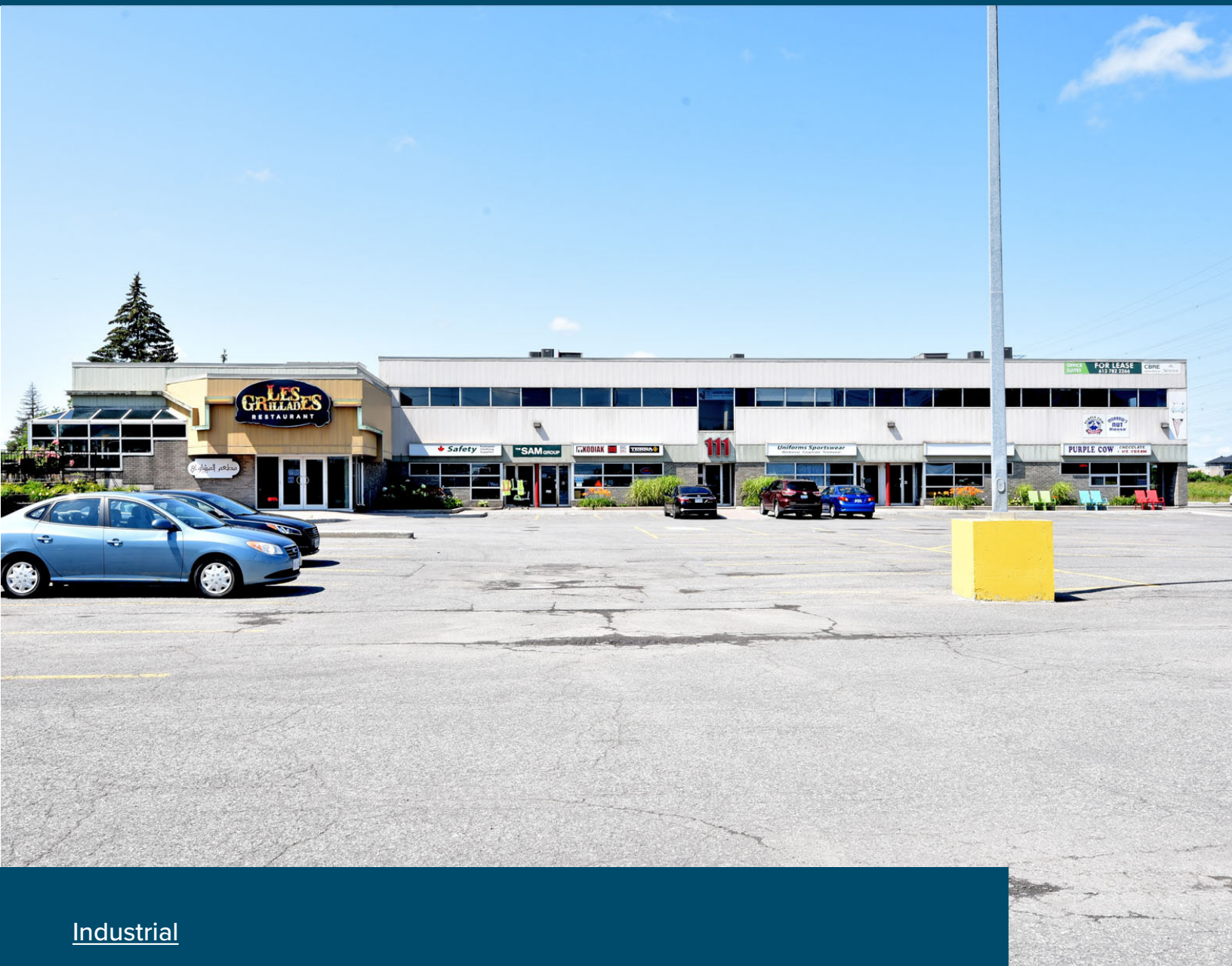




Industrial

111 Colonnade Road

Ottawa, Ontario

±23,928 Sq.ft.

Epic Investment Services

John Shields

VP, Leasing

416 497 6912

jshields@epicis.com

PROUDLY MANAGED BY:

Epic

Property Details

TOTAL AREA	±23,928 Sq. Ft.
NUMBER OF FLOORS	2
CERTIFICATIONS	BOMA BEST Baseline

BUILDING HIGHLIGHTS

- Close proximity to the airport
- Access to top transportation roads including Prince of Wales Drive, Hunt Club Road, and Highway 417
- Ample retail amenities within close driving and walking distance
- Immediate access to public transit
- Excellent on-site parking



**BOMA
BEST**
SUSTAINABLE
BASELINE



Availability

111 Colonnade Road is located in the south west end of Ottawa and benefits from exceptional access to the city’s top transportation roads. The property is a light industrial building featuring a restaurant and a mixture of office space, truck level doors, and excellent on-site parking.

Tenants can take advantage of immediate access to public transit steps away, and nearby amenities within close driving and walking distance: Bâton Rouge Steakhouse & Bar, Cora, Panera Bread, Five Guys and Starbucks.

AVAILABILITY

202	348	Office	Immediate	
203	420	Office	CONDITIONALLY LEASED any small user.	
207	1,742	Office	December 1, 2025	2nd floor office unit that was recently upgraded with new kitchen, flooring and individual offices.
Operating Costs: \$6.96 psf Realty Tax: \$3.75 psf 2025 Additional Rent is \$10.71 psf				



Distances & Amenities

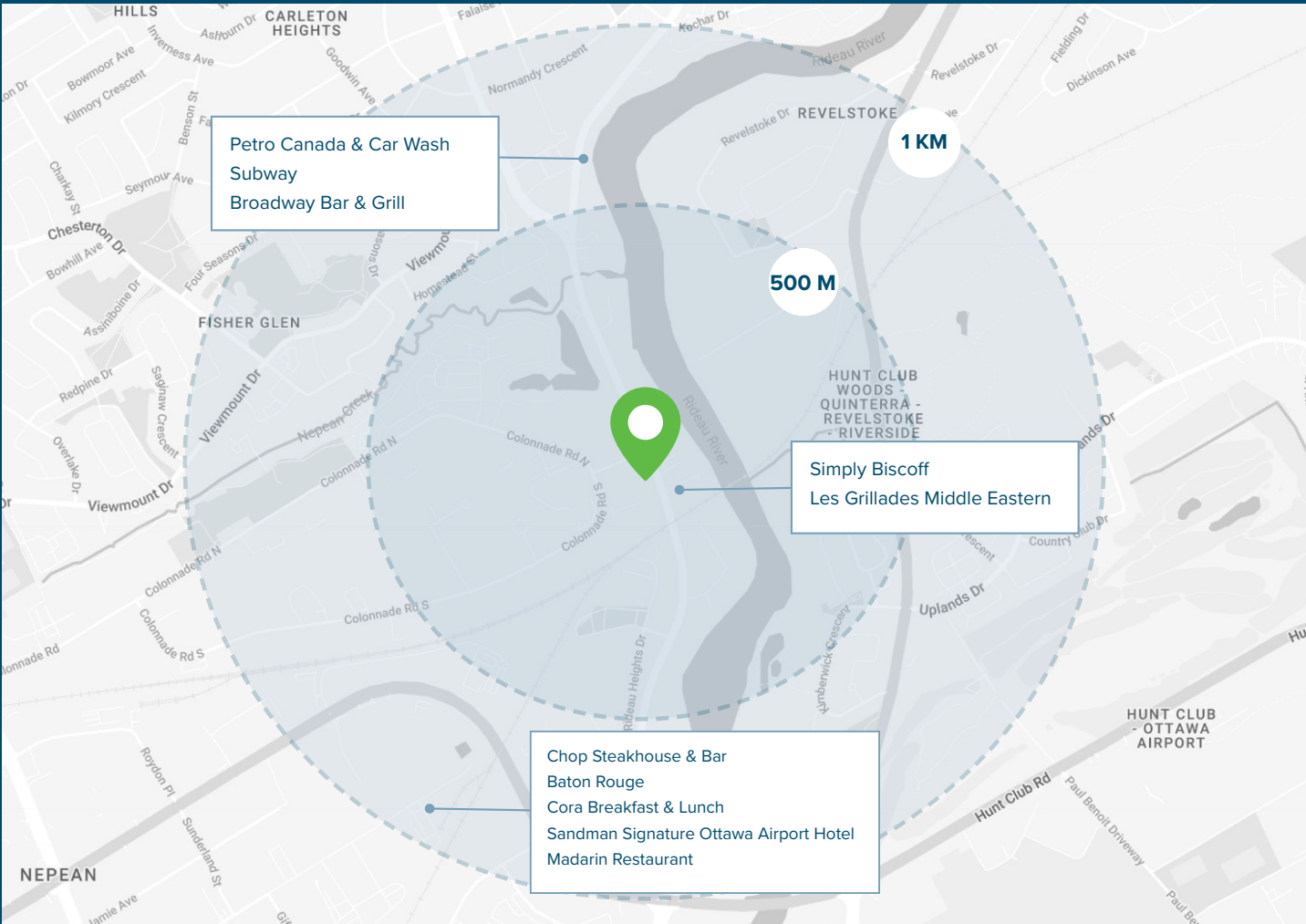
111 Colonnade Road

Drive Times

Hunt Club Road	5 min
Prince of Wales Drive	12 min
Highway 417	20 min

Public Transit

Bus Stop	2 min walk
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