

CLASS "A" OFFICE SPACE FOR LEASE



310 HUNT CLUB ROAD
SUITE 201

OFFERING SUMMARY

AVAILABILITY	SPACE USE	SIZE	BASE RENT	ADDITIONAL RENT
Immediate	Office Space	Up to 4,741 Sq. Ft.	\$18.00	\$18.91 (2025 Est.)

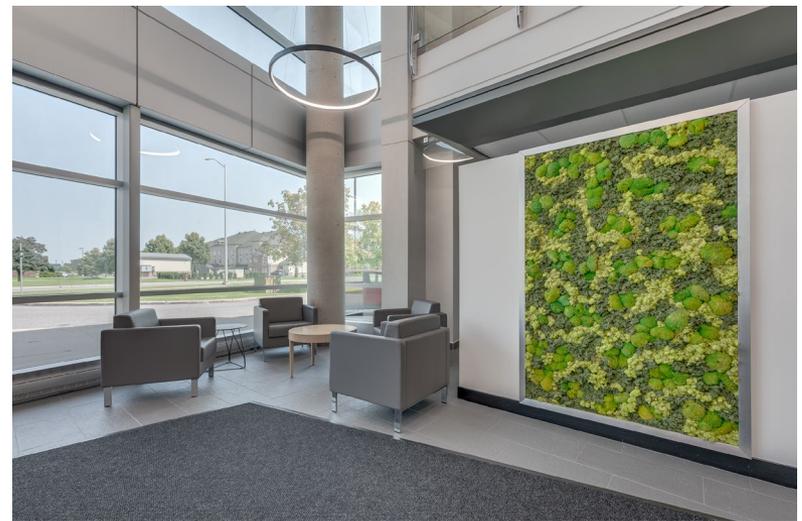
PROPERTY HIGHLIGHTS

- Demising options available: 2,786 square feet and 1,955 square feet
- Can be combined to provide up to 4,741 square feet of contiguous space
- Conveniently located along Hunt Club Road, just minutes from the Ottawa International Airport
- Beautiful two-storey lobby, completely renovated in 2024
- Pylon signage available, exposing your business to approximately 33,000 vehicles per day
- Outdoor BBQ area available for tenant's use
- Existing improvements include eight enclosed offices, kitchen/lunchroom, and storage room, two open-concept work areas, two boardrooms
- Parking available: Four parking spots per 1,000 square feet
- Public transit available at the property, serviced by bus route: 116, 197 and 198.

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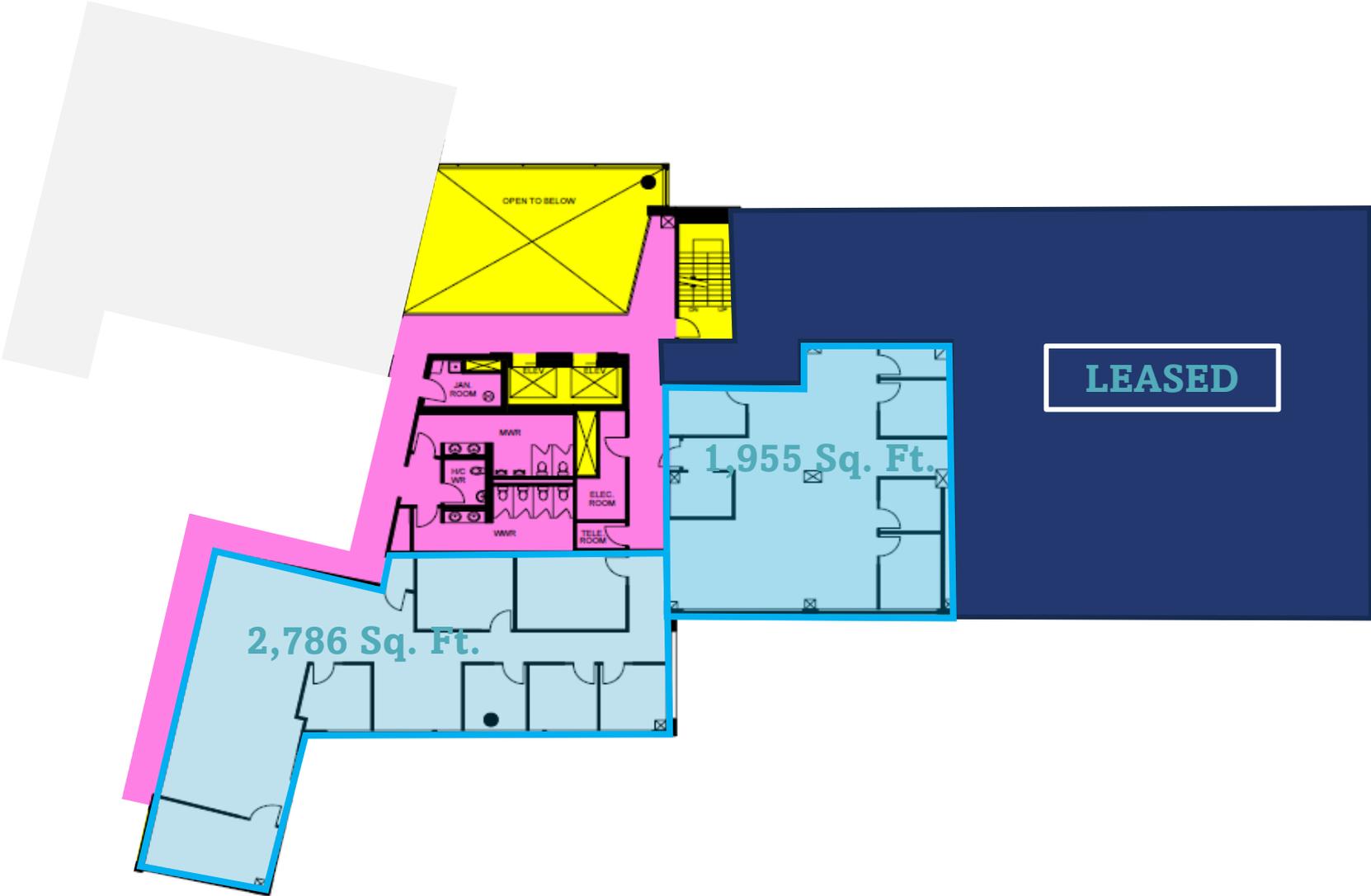


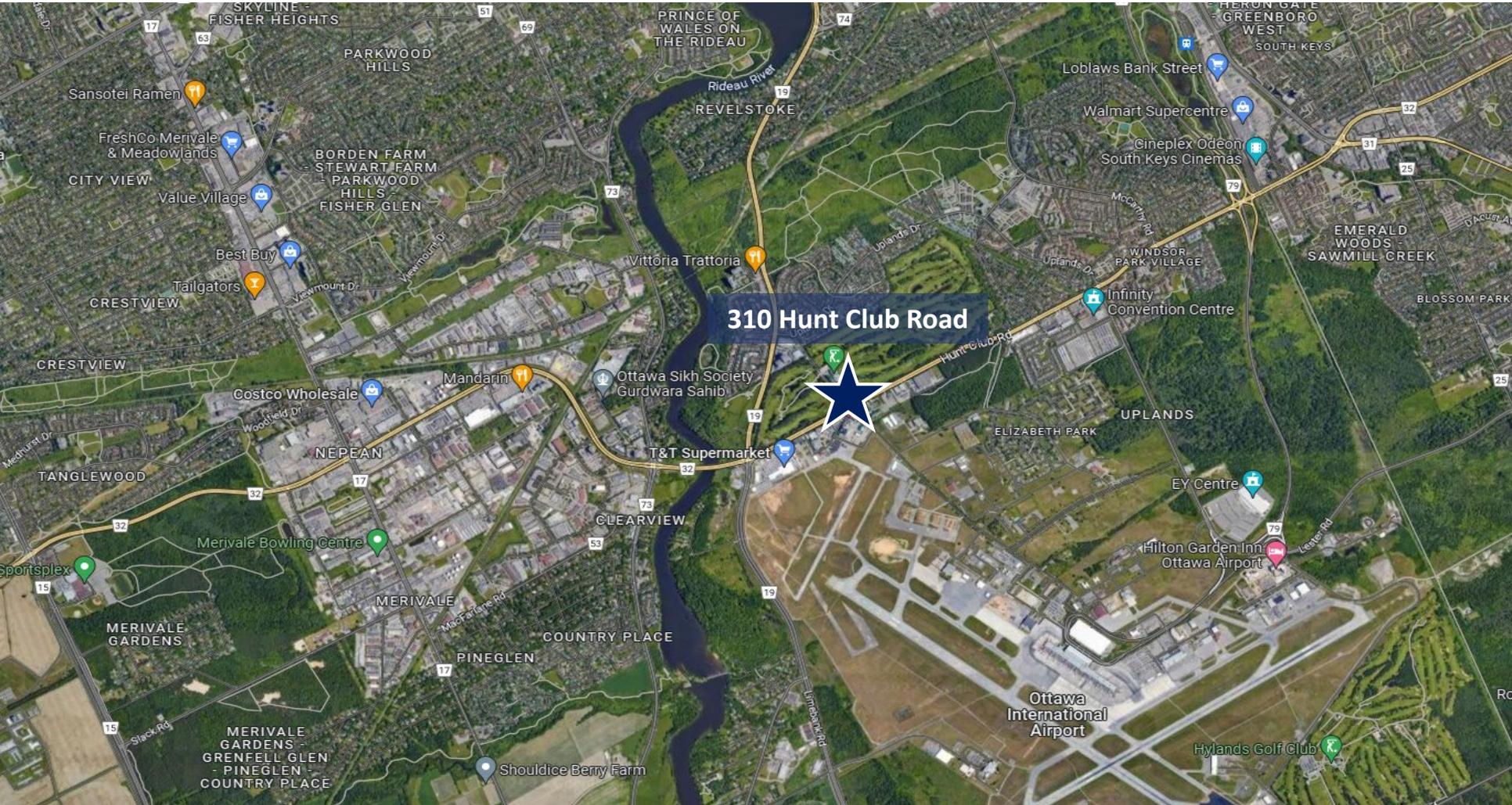
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FLOOR PLAN





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Contact: Jennings Real Estate Brokerage Inc.

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