146 Colonnade Road

Ottawa, Ontario – 1,390 sq. ft. available

Property Details

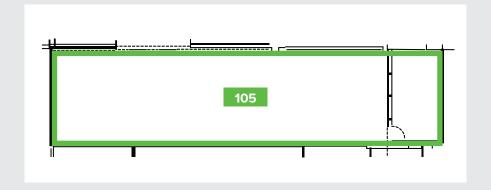
- 34,142 square foot office/industrial building located at the south west end of Ottawa
 Featuring ample on-site parking and grade level loading
- Access to top transportation roads and public transit
- Office/Industrial **Building Several Nearby Amenities Quick Access to Major Highways** [16] 146 Close proximity to the airport Colonnade **Close Proximity to** Ample retail amenities within close driving **Public Transit** and walking distance NEPEAN Access to top transportation roads including Prince of Wales Drive, Hunt Club Ottawa **Trusted** Road, and Highway 417 International Airport Landlord

Office/Industrial Building

146 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 features a flex office/ industrial building with ample on-site parking and grade level loading. Flexible unit types and configurations including fully finished office units; cater to a wide variety of tenant types.

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.



Unit	Size (SF)	Туре	Availability
105	1,390	Industrial	Month to Month

Operating Costs: \$4.61 psf | Realty Tax: \$3.55 psf Total 2022 Additional Rent: \$8.16 psf







ABDULLAH SAAD*
P 613.282.2767
asaad@epicinvestmentservices.com

*Salesperson

BRIAN ROBERTS*
P 613.853.1513
broberts@epicinvestmentservices.com

*Salesperson

