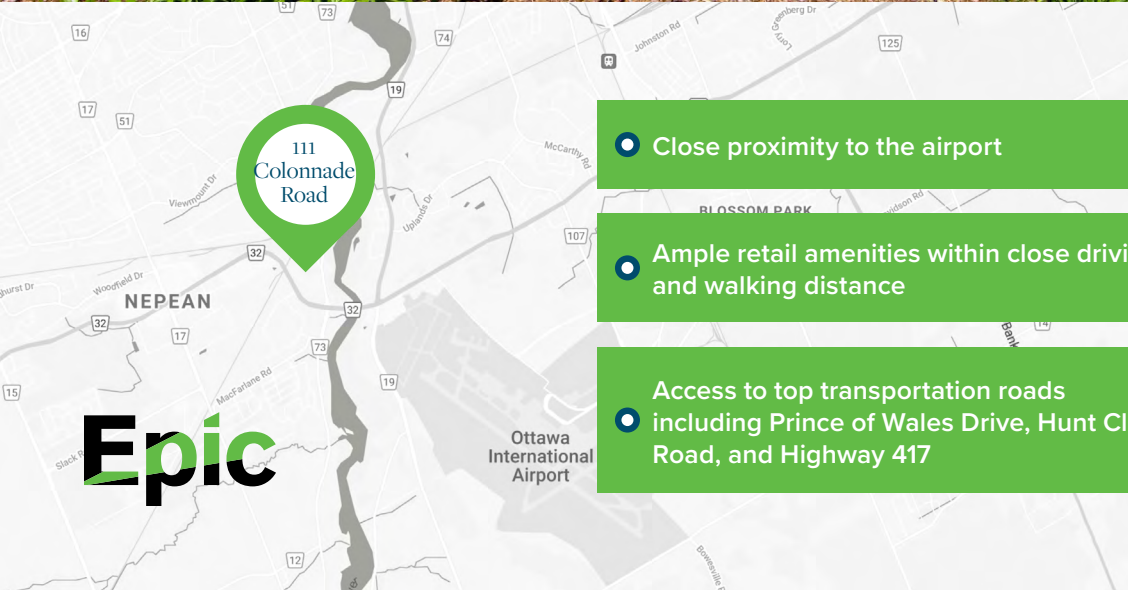


# 111 Colonnade Road

Ottawa, Ontario – 4,138 sq. ft. available

## Property Details

- 23,928 square foot light industrial building located at the south west end of Ottawa
- Access to top transportation roads and public transit
- Featuring a restaurant, a mixture of second floor office space, truck level doors, and excellent on-site parking



  
Industrial/Commercial Building

  
Several Nearby Amenities

  
Quick Access to Major Highways

  
Close Proximity to Public Transit

  
Trusted Landlord

• Close proximity to the airport

• Ample retail amenities within close driving and walking distance

• Access to top transportation roads including Prince of Wales Drive, Hunt Club Road, and Highway 417

# Light Industrial Building

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 second floor 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.



Unit	Size (SF)	Type	Availability
200	1,917	Office	Immediate
201	1,552	Office	Immediate
202	304	Office	Immediate
205	365	Office	Immediate

Operating Costs: \$8.40 psf | Realty Tax: \$3.90 psf  
Total 2022 Additional Rent: \$12.30 psf

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