

# FOR LEASE

106 COLONNADE ROAD

Ottawa, ON K2E 7M3



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### OFFERING SUMMARY

Available SF:	2,152 - 9,527 SF
Lease Rate:	\$14.50 SF/yr (NNN)
Additional Rent:	approx. \$17.47 PSF

### PROPERTY OVERVIEW

Multiple offices for lease located in the Colonnade Business Park, just off of Prince of Wales Drive. Ranging from 2,152 - 9,527 SF these office spaces are ideal for businesses looking to expand in one of Ottawa's popular business parks. Common areas are newly renovated with fresh paint and new carpet to give an inviting presence to each visitor. This building is accessible and includes an elevator with an updated elevator cab. Pylon and lobby signage available as well as ample onsite parking.

### PROPERTY HIGHLIGHTS

- Parking ratio: 3:1,000 SF (no additional cost)
- Pylon and lobby signage opportunity
- Ample onsite parking for staff and clients
- Elevator access
- Freshly renovated lobby and common washrooms
- Utilities included

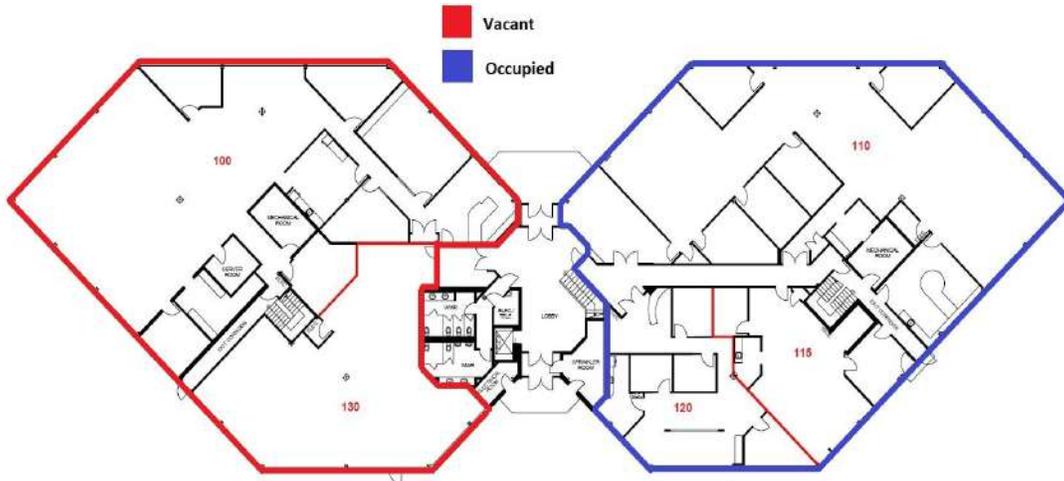


**AVAILABLE SPACES**

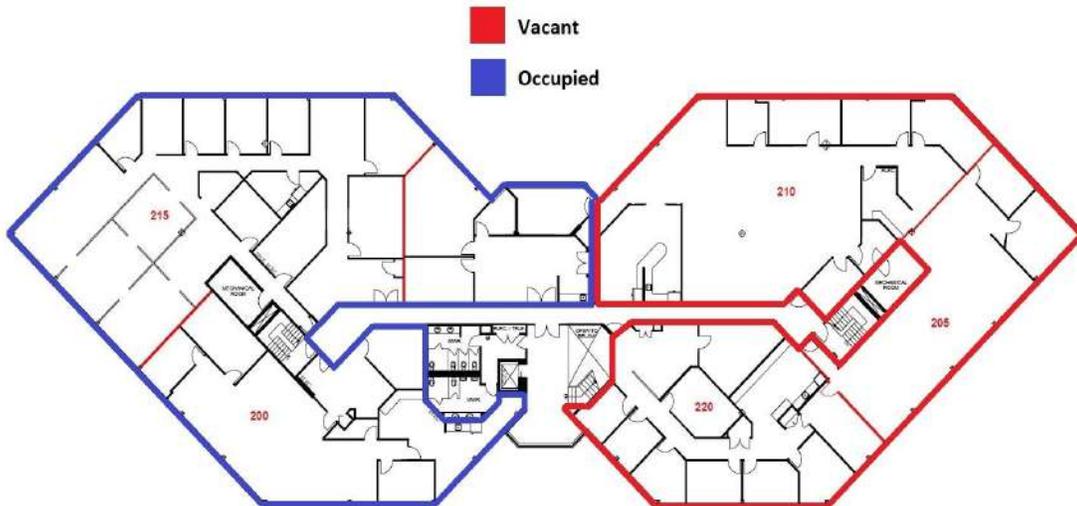
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	8,888 SF	NNN	\$14.50 SF/yr	Additional Rent approx. \$17.47 PSF + HST.
Suite 205	Available	2,152 SF	NNN	\$14.50 SF/yr	Additional Rent approx. \$17.47 PSF + HST.
Suite 220	Available	2,922 SF	NNN	\$14.50 SF/yr	Additional Rent approx. \$17.47 PSF + HST.
Suite 225	Available	4,453 SF	NNN	\$14.50 SF/yr	Additional Rent approx. \$17.47 PSF + HST.
Suite 205 + 220 + 225	Available	9,527 SF	NNN	\$14.50 SF/yr	Additional Rent approx. \$17.47 PSF + HST.

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106 Colonnade Road - Ground Floor



106 Colonnade Road - Second Floor

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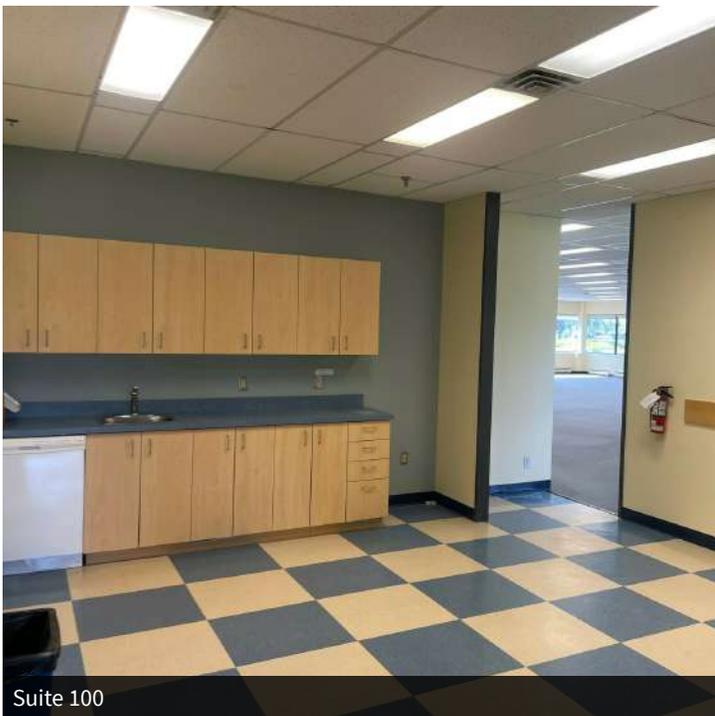
Additional Photos



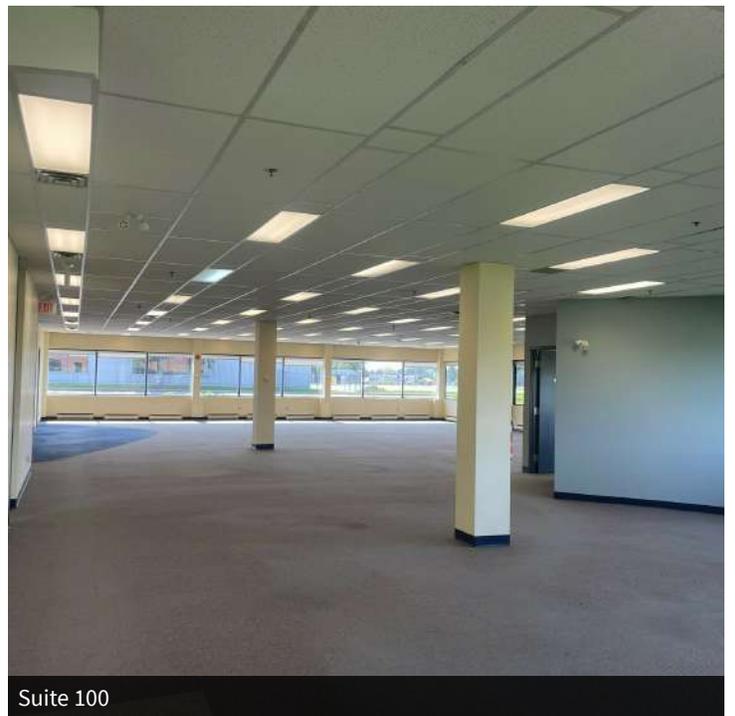
Suite 100



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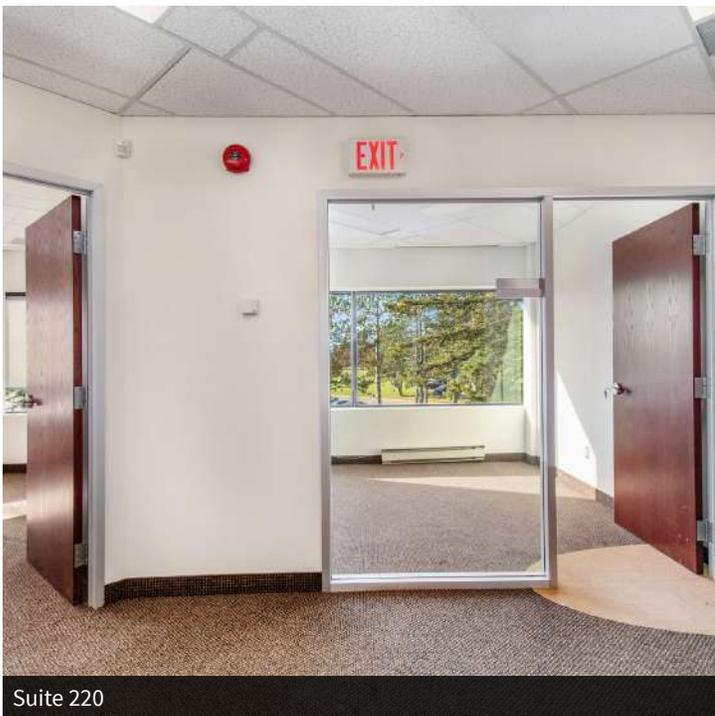
Additional Photos



Suite 205



Suite 205



Suite 220



Suite 220

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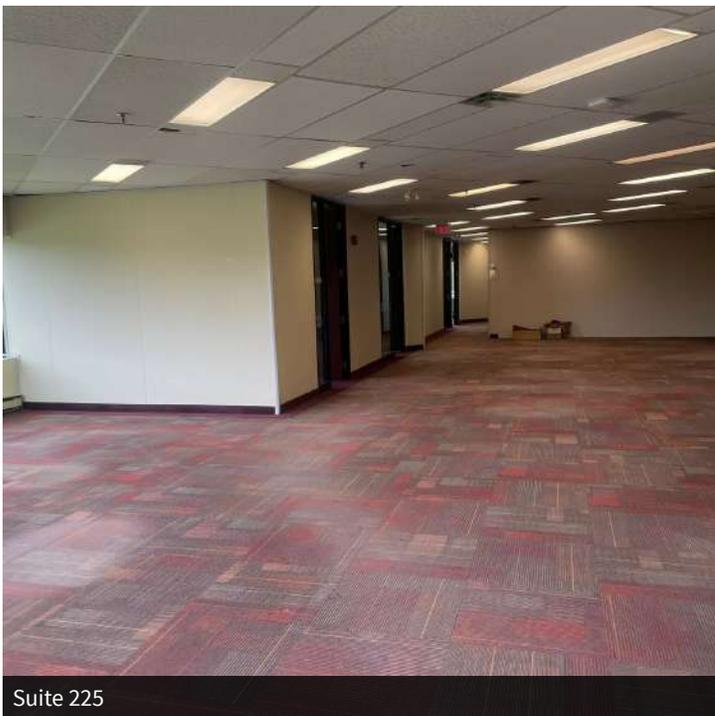
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Suite 225



Suite 225



Suite 225



Suite 225

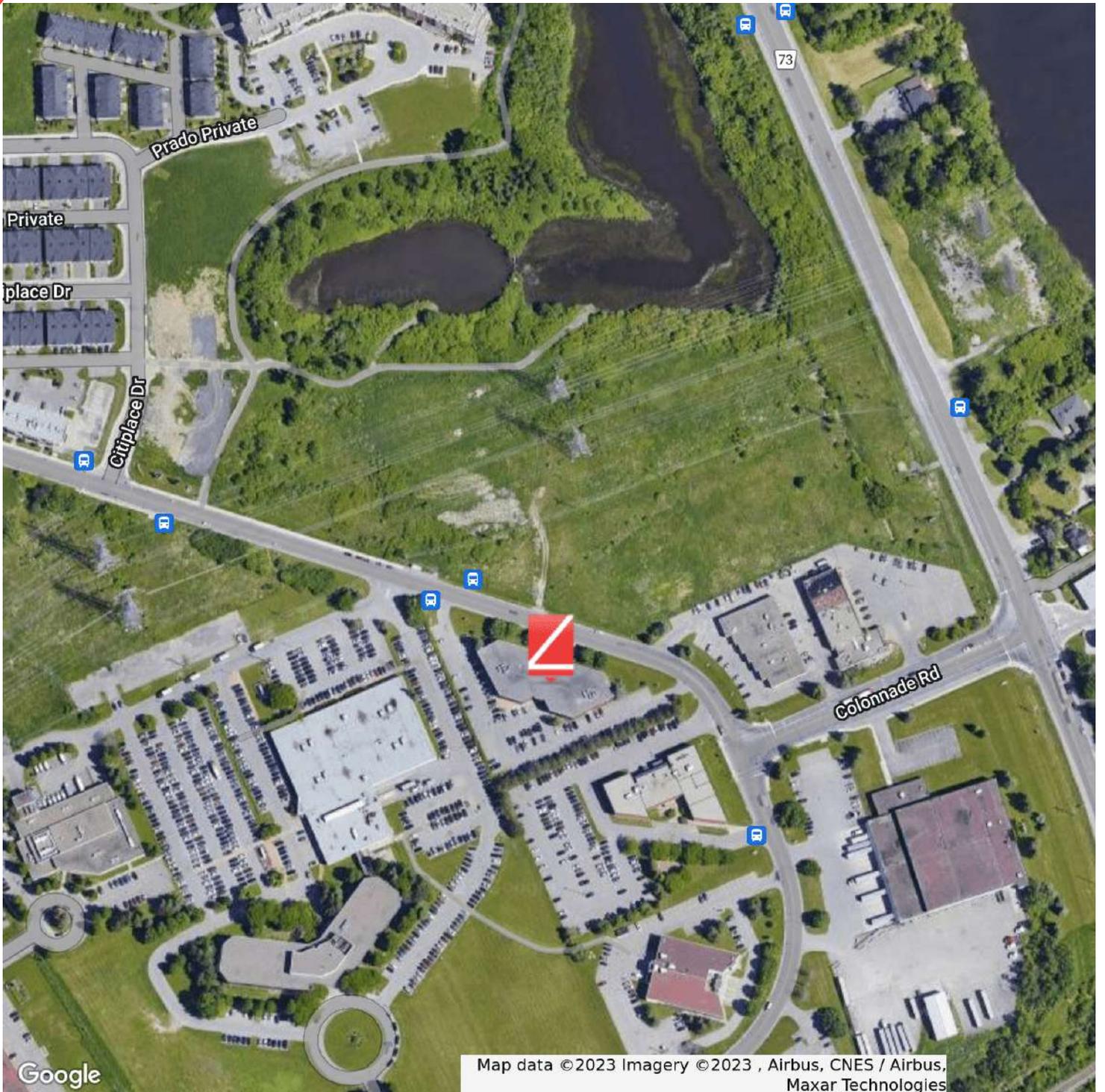
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Map



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