Industrial

111 Colonnade Road

Ottawa, Ontario

±23,928 Sq.ft.

Epic Investment Services

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PROUDLY MANAGED BY:

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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	**LEASED**
206	1,386	Office	Immediate	Recently upgraded 2nd floor office space available for lease. Space includes private offices, reception, kitchen, and lots of natural light.

Operating Costs: $7.50 psf | Realty Tax: $3.31 psf | 2026 Additional Rent is $10.81 psf

Distances & Amenities

111 Colonnade Road

Drive Times		Public Transit	
Hunt Club Road	**5 min**	Bus Stop	**2 min walk**
Prince of Wales Drive	**12 min**		
Highway 417	**20 min**		

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