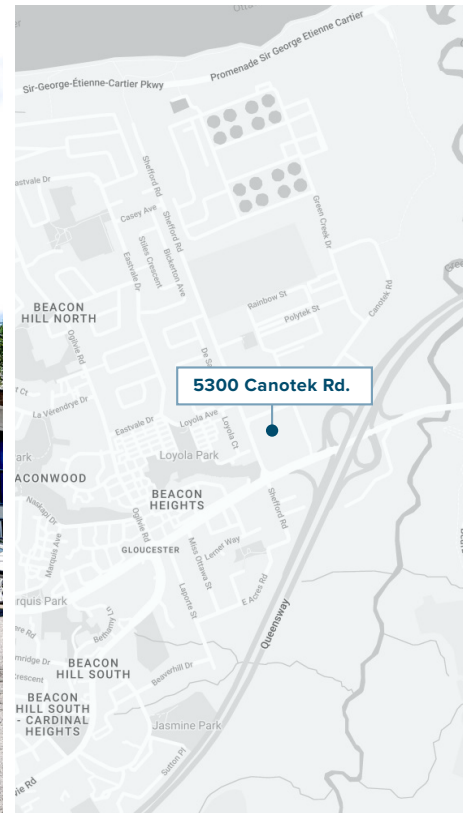


30-38 5300 Canotek Road

Ottawa, Ontario – 4,629 sq. ft. available

PROPERTY DETAILS





- 45,833 square foot office/industrial building located in Canotek Business Park.
- Access to top transportation roads and public transit.
- Available unit includes 2nd floor mezzanine with open and closed office space.



UNIT FEATURES

- Turnkey office space with high end finishes including break rooms, individual offices and open work area, kitchen, bathrooms and more.
- Quick access to Innes Road, and Highway 417.
- Close proximity to amenities: restaurants and retail stores

Net asking rent: \$13.50 PSF. Additional rent: \$3.12 PSF Realty Taxes and \$7.42 PSF Operating Costs. Hydro and water included in operating costs and tenant pays gas directly to the utility provider.

-  Office/Industrial Building
-  Quick Access to Major Roadways
-  Close Proximity to Public Transit
-  Trusted Landlord



Abdullah Saad*
613 282 2767
asaad@epicis.com

Brian Roberts*
613 853 1513
broberts@epicis.com

*Salesperson

For more information, visit:
epicinvestmentservices.com