



For Lease » Office Space
5370 Canotek Road
Ottawa | Ontario

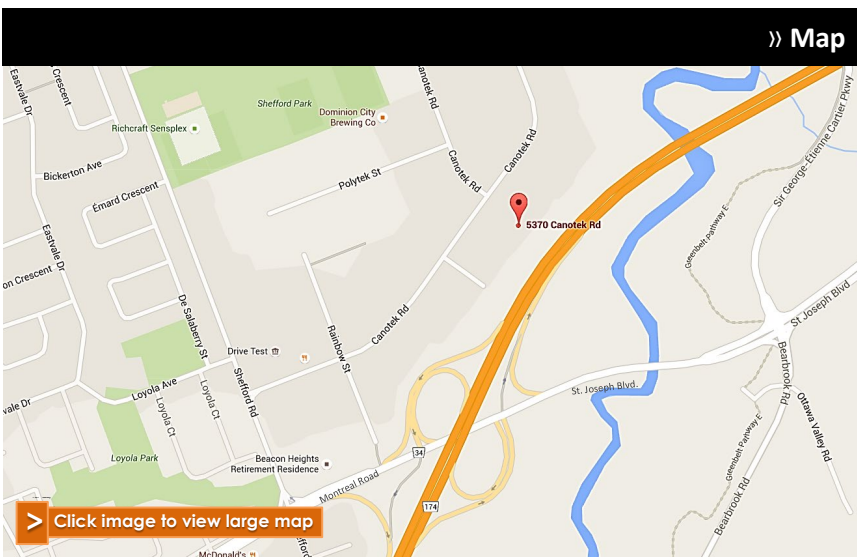


Building Details

Total Office Area:	53,834 sf
Net Rent:	\$14.00
Operating Costs:	\$7.77
Available Area:	1,000 sf
Availability:	July 1, 2025

BUILDING KEY FEATURES + HIGHLIGHTS

- + Abundance of surface parking available
- + Private washrooms in each space
- + 20 foot ceilings in warehouse spaces
- + Most warehouse spaces have garage doors
- + Hands on, responsive management team with excellent repair and maintenance program
- + Wide variety of complimentary tenants including accountants, engineers, auto tire service and food service
- + Separate HVAC, electrical + gas meters
- + Back on Highway 417 – with great highway exposure
- + On LRT (phase 2) route when completed



For More Information Contact

451 Daly Ave., 2nd Floor
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» Location and Neighborhood



- + Access to Canotek Road via Shefford Road
- + Easy access to Queensway via Montreal Road
- + Excellent signage possibilities with clear views from Queensway
- + Minutes to downtown Ottawa and close to shopping and Restaurants

» Additional Highlights

- + The ground floor office includes four individual offices and a boardroom, and it is designed to be easily modified to suit your needs.

» Pictures



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