



For Lease » Office Space

**5370 Canotek Road | Suite 7**

Ottawa | Ontario

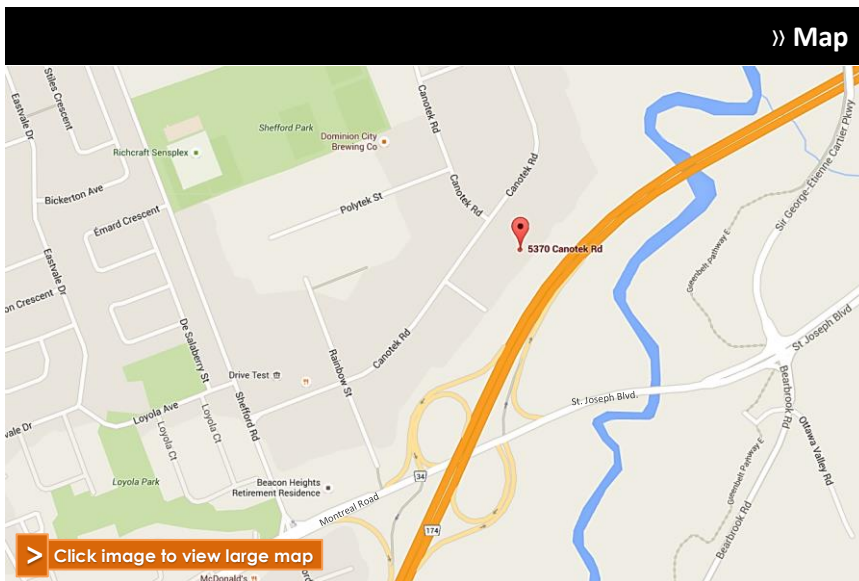


### Building Details

<b>Total Office Area:</b>	53,834 sf
<b>Number of Floors:</b>	1
<b>Net Rent:</b>	\$10.00
<b>Operating Costs:</b>	\$5.83
<b>Available Area:</b>	1,000 sf

### 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 service and food service
- + Affordable rents with low common costs
- + Separate HVAC, electrical meters and bathrooms in each bay
- + Back on Highway 417 – with great highway exposure



### For More Information Contact

451 Daly Ave., 2<sup>nd</sup> Floor  
Ottawa, Ontario K1N 6H6  
[www.elkproperty.com](http://www.elkproperty.com)

**Bill Miner** Tel: 613-244-1012 ext: 201  
Cell: 613-229-9689  
[bminer@elkproperty.com](mailto:bminer@elkproperty.com)



**ELK**  
PROPERTY MANAGEMENT LIMITED

