

# Light Industrial Space **FOR LEASE**

3020 Hawthorne Rd., Unit 200A,  
Ottawa



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Corporation Brokerage  
**districtrealty.com**

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# 3020 Hawthorne Avenue Unit 200A

**Price**  
\$18.00/sf

**OPC**  
\$ 5.13/sf



## Salient Facts Property

**Size** 16,324 SF

**Zoning** IL[2561] H(22)

**Ceiling** 23' to joist, 25' to the roof deck

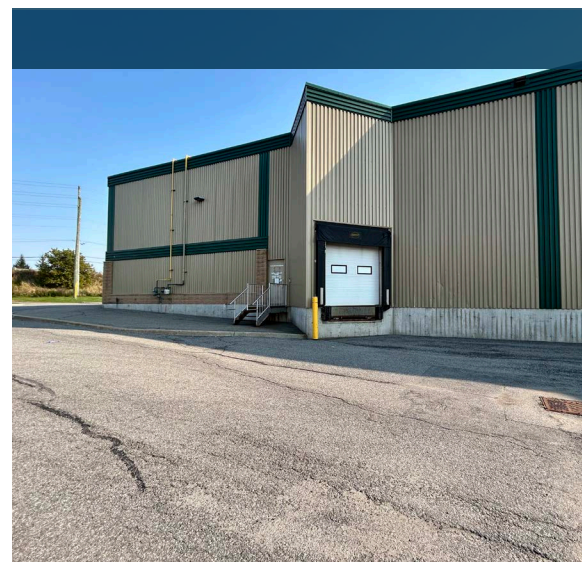
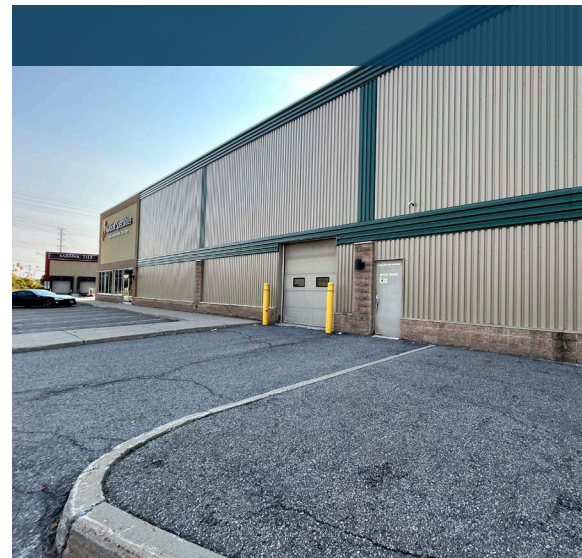
**Grade Loading Door**

**Dock Door with leveller**

**On-Site Parking**

## Highlights

This prime end-cap light industrial unit combines showroom, office, and warehouse space in a strategic Ottawa East location. Just off Highway 417, it offers seamless access across the city, with prominent signage along Hawthorne Road near Walkley Road, where over 49,000 vehicles pass daily. The showroom is bright and welcoming, with high ceilings, natural light, private offices, open work areas, a breakroom, and washrooms with a shower. Behind it, an approximately 10,000 SF warehouse provides functionality and flexibility, including a mezzanine for added storage or workspace. Equipped with dock and grade-level loading and dedicated customer parking, this unit is ideal for businesses seeking accessibility, efficiency, and a professional presence.



**CONTACT**

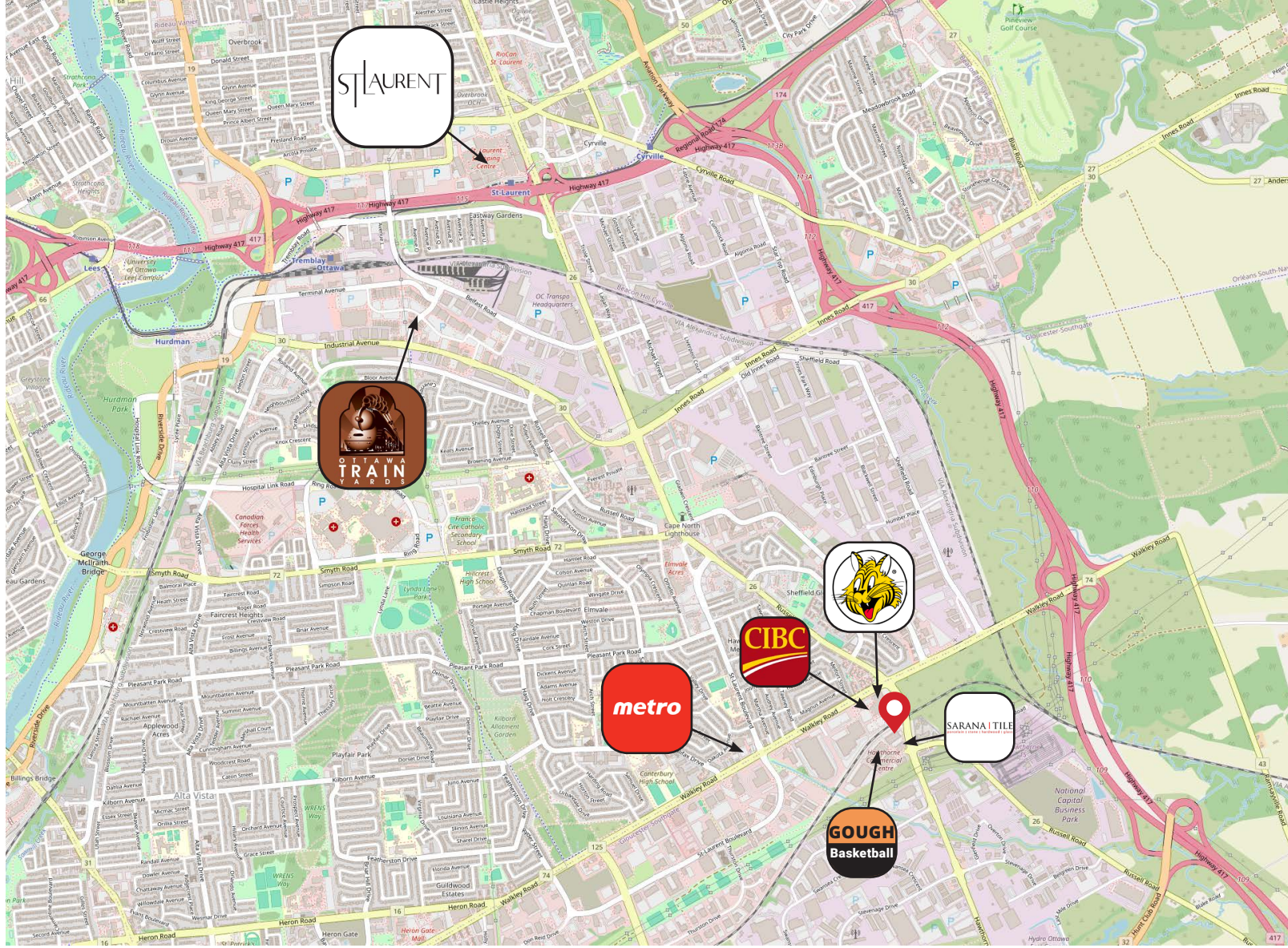
**Darren Clare**

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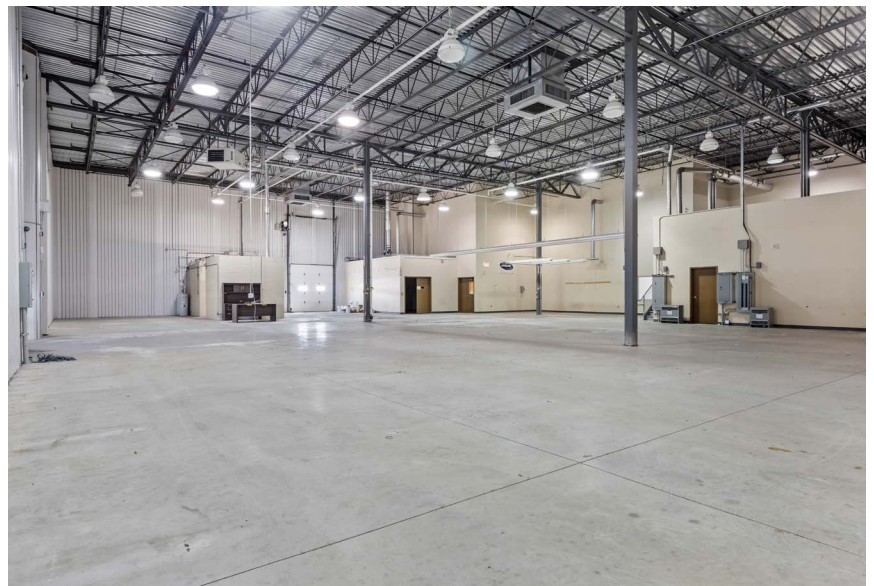
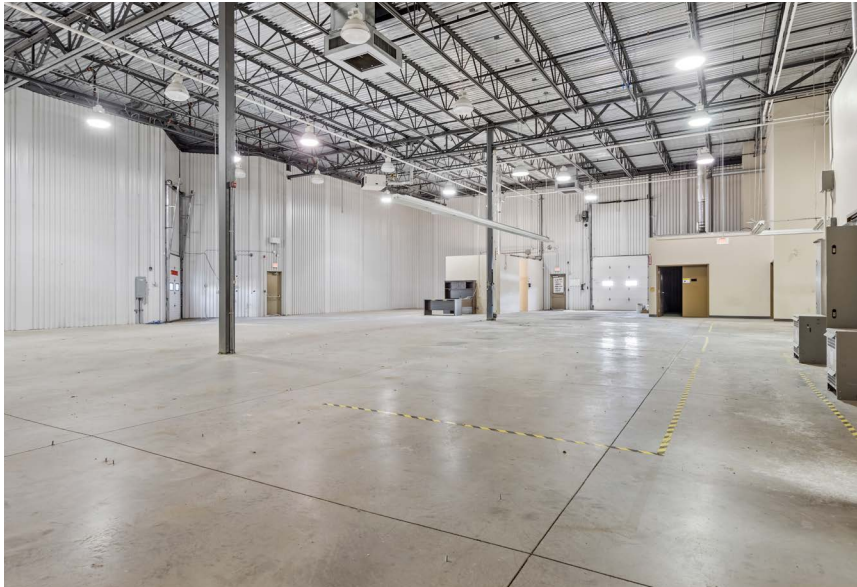
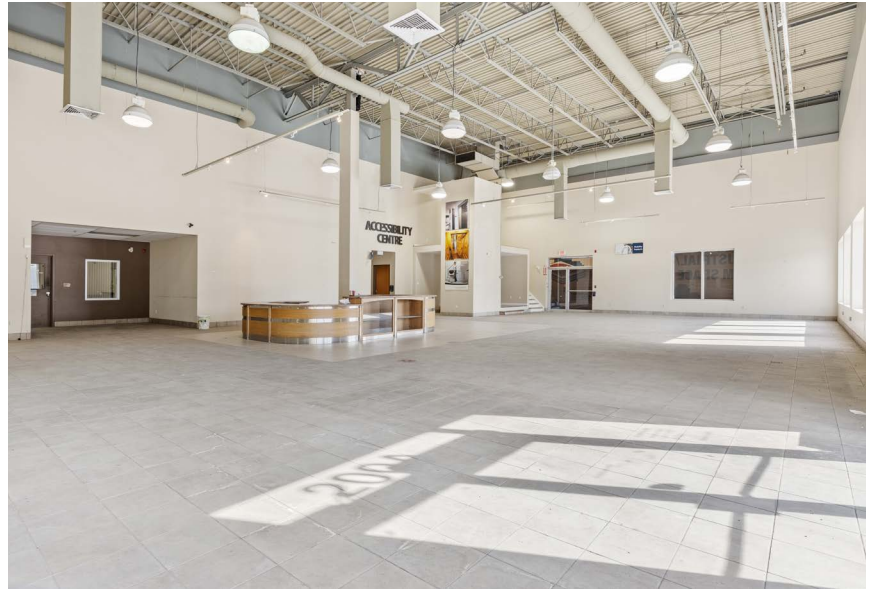
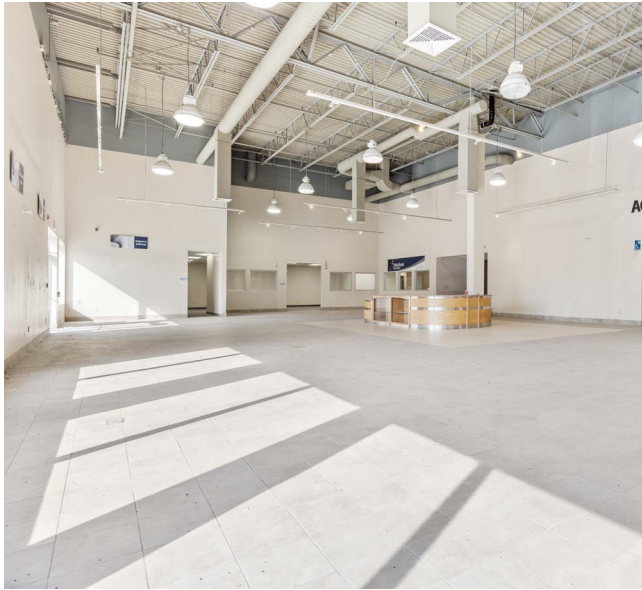


## Location Overview

This property is centrally located in Ottawa East, just minutes from Highway 417, offering direct routes to downtown, the airport, and key industrial hubs across the city. It enjoys exceptional visibility with prominent signage along Hawthorne Road, near Walkley Road—a major commercial corridor with heavy daily traffic. The surrounding area is home to a strong mix of industrial, retail, and service businesses, creating a business-friendly environment that supports collaboration and broad customer reach.







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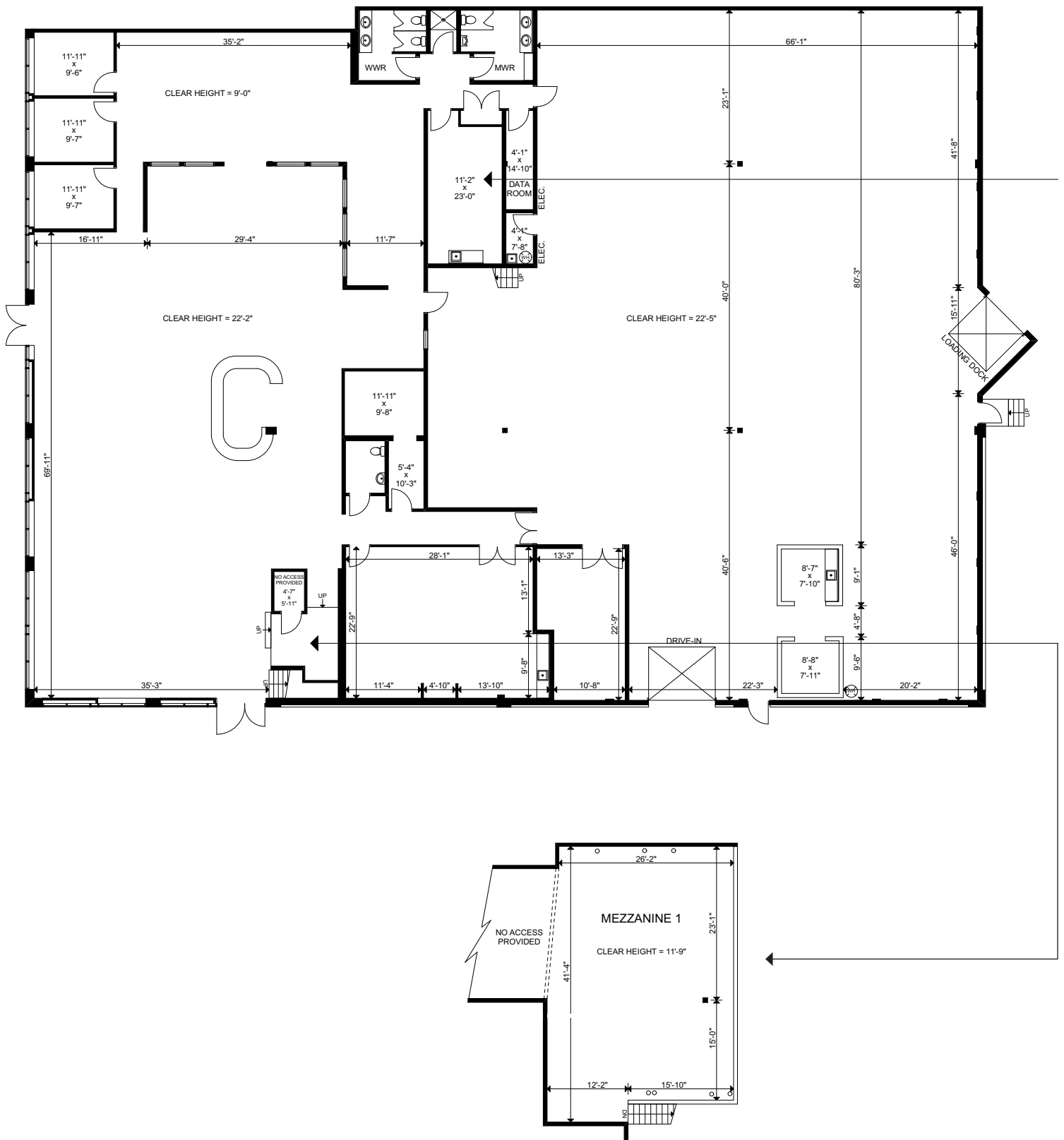
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# FLOOR PLAN



# DEMOGRAPHICS

## Population

|                            | 2 km   | 5 km    | 10 km   |
|----------------------------|--------|---------|---------|
| 2023 Population            | 21,197 | 106,755 | 434,472 |
| 2028 Population Projection | 23,312 | 117,761 | 483,966 |
| 2033 Population Projection | 25,294 | 127,953 | 529,040 |
| Annual Growth 2023 - 2028  | 2.0%   | 2.1%    | 2.3%    |
| Annual Growth 2023 - 2033  | 1.9%   | 2.0%    | 2.0%    |
| Daytime Population         | 27,203 | 126,631 | 564,469 |
| Median Age                 | 39     | 37.9    | 38.9    |

## Households

|                               | 2 km   | 5 km    | 10 km   |
|-------------------------------|--------|---------|---------|
| 2023 Households               | 8,492  | 42,555  | 195,598 |
| 2028 Households Projection    | 9,558  | 48,090  | 222,846 |
| 2033 Households Projection    | 10,486 | 52,804  | 245,678 |
| Annual Growth 2023 - 2028     | 2.5%   | 2.6%    | 2.8%    |
| Annual Growth 2023 - 2033     | 2.3%   | 2.4%    | 2.6%    |
| Average Household Size        | 2.6    | 2.6     | 2.2     |
| Private Households Population | 21,168 | 105,549 | 424,805 |

## Income

|                            | 2 km      | 5 km      | 10 km     |
|----------------------------|-----------|-----------|-----------|
| Average Household Income   | \$ 94,941 | \$ 99,554 | \$101,444 |
| Median Household Income    | \$ 69,294 | \$ 70,643 | \$ 69,323 |
| Per Capita Income          | \$ 38,036 | \$ 39,685 | \$ 45,670 |
| Agg. Household Expenditure | \$ 783.4M | \$ 4.1B   | \$ 18.9B  |
| Avg. Household Expenditure | \$ 92,250 | \$ 95,407 | \$ 96,604 |
| \$40,000 - \$60,000        | 1,433     | 6,762     | \$ 29,729 |
| \$60,000 - \$80,000        | 1,148     | 5,667     | 25,253    |
| \$80,000 - \$100,000       | 1,088     | 5,217     | 22,642    |
| \$100,000 - \$150,000      | 1,462     | 7,240     | 32,141    |
| \$150,000 - \$200,000      | 706       | 3859      | 17,644    |

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