



Office Space **FOR LEASE**

223 Colonnade Road,
Ottawa

Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.

223 Colonnade Road

Ottawa

Price

\$15.00/sf

OPC

\$15.71/sf



Availability

| SUITE | SIZE | COMBINE UNITS | OCCUPANCY |
|-------|----------|------------------------------|-----------|
| 111 | 573 SF | Up to 5,758 SF contiguous | Immediate |
| 112 | 1,343 SF | | Immediate |
| 202 | 1,036 SF | | Immediate |
| 204 | 884 SF | | Immediate |
| 205 | 581 SF | | Immediate |
| 206 | 1,733 SF | | Immediate |
| 210 | 1,524 SF | | Immediate |

Highlights

This modern office building at 223 Colonnade Road accommodates businesses of all sizes, offering a variety of suite sizes with flexible second-floor configurations that can be combined for up to 5,759 square feet.

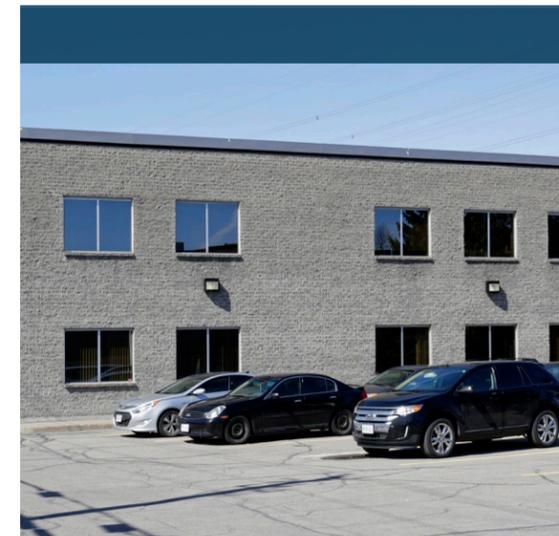
A striking glass façade and expansive windows flood the interiors with natural light, creating a bright, professional environment. On-site parking adds everyday convenience for tenants and visitors alike.



Location Overview

Ideally positioned near the intersection of Merivale Road and Hunt Club Road, the property benefits from immediate access to a full range of amenities at Nepean Crossroads Centre and along Merivale Road, including Costco, Metro, Canadian Tire, RONA, PetSmart, and numerous restaurants.

The site is highly accessible, with direct connections to Highways 417 and 416 and major arterial routes, placing the entire city within easy reach.



CONTACT

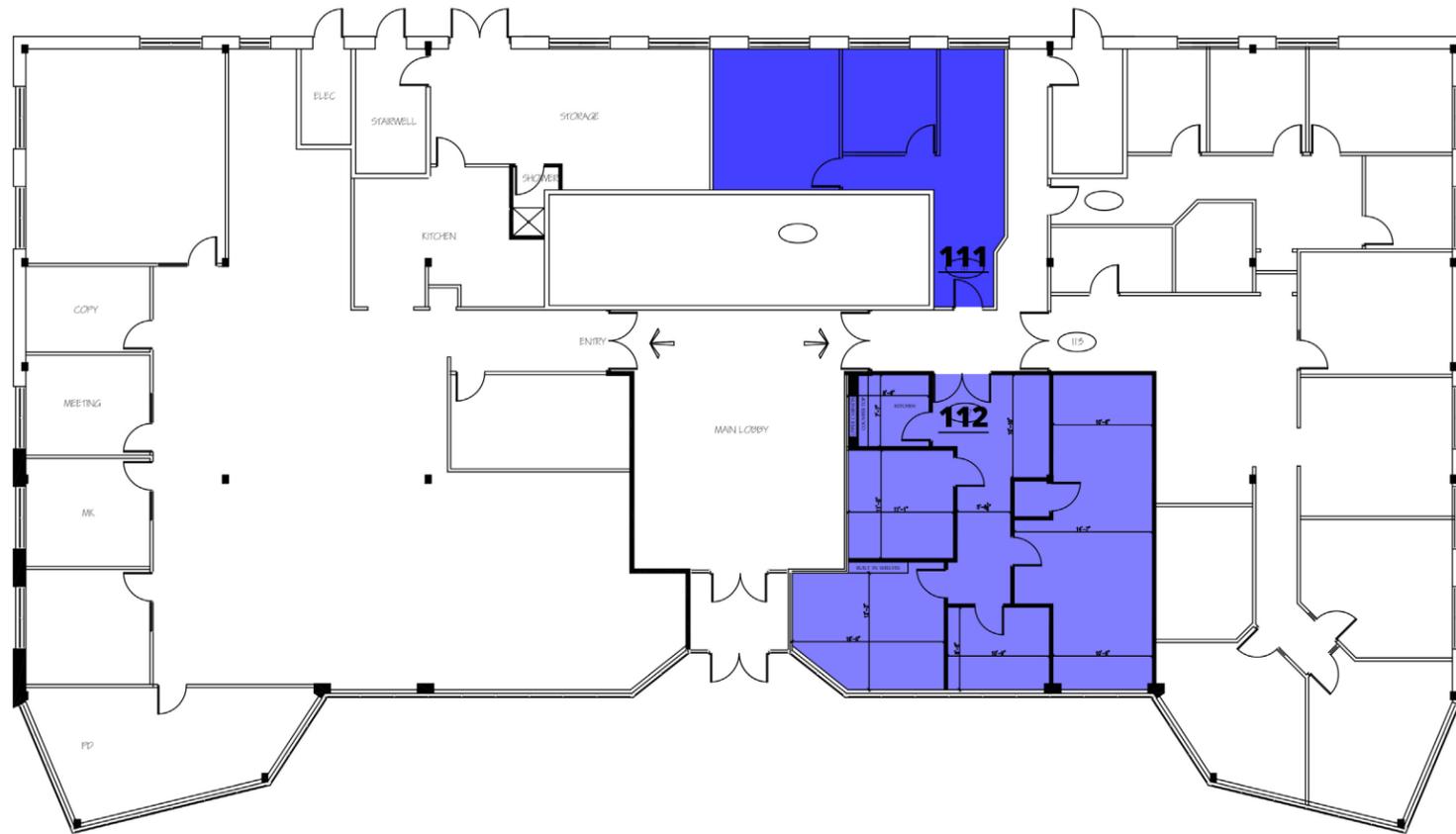
613-759-8383
leasing@districtrealty.com

District Realty Corporation Brokerage
districtrealty.com

Jason Shinder, Broker of Record
CEO

Charles Mirsky, Broker
COO - Brokerage Services

FLOOR PLAN GROUND FLOOR



FLOOR PLAN SECOND FLOOR



Up to 5,758 SF contiguous space which can be combined in various configurations.

CONTACT

613-759-8383
leasing@districtrealty.com

District Realty Corporation Brokerage
districtrealty.com

Jason Shinder, Broker of Record
CEO

Charles Mirsky, Broker
COO - Brokerage Services



20 James Street, Suite 100
Ottawa, ON., K2P 0T6

 613.759.8383

 LEASING@DISTRICTREALTY.COM