

Light Industrial Space **FOR LEASE**

3020 Hawthorne Road,
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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Unit 100C
3020 Hawthorne Road

Price
\$18.00/sf
OPC
\$6.39/sf



Key Features

- Size

6,812 sf
- Zoning

IL[2561]H(22)
- Ceiling

20' clear, 25' to the roof deck
- O.H. Loading Door

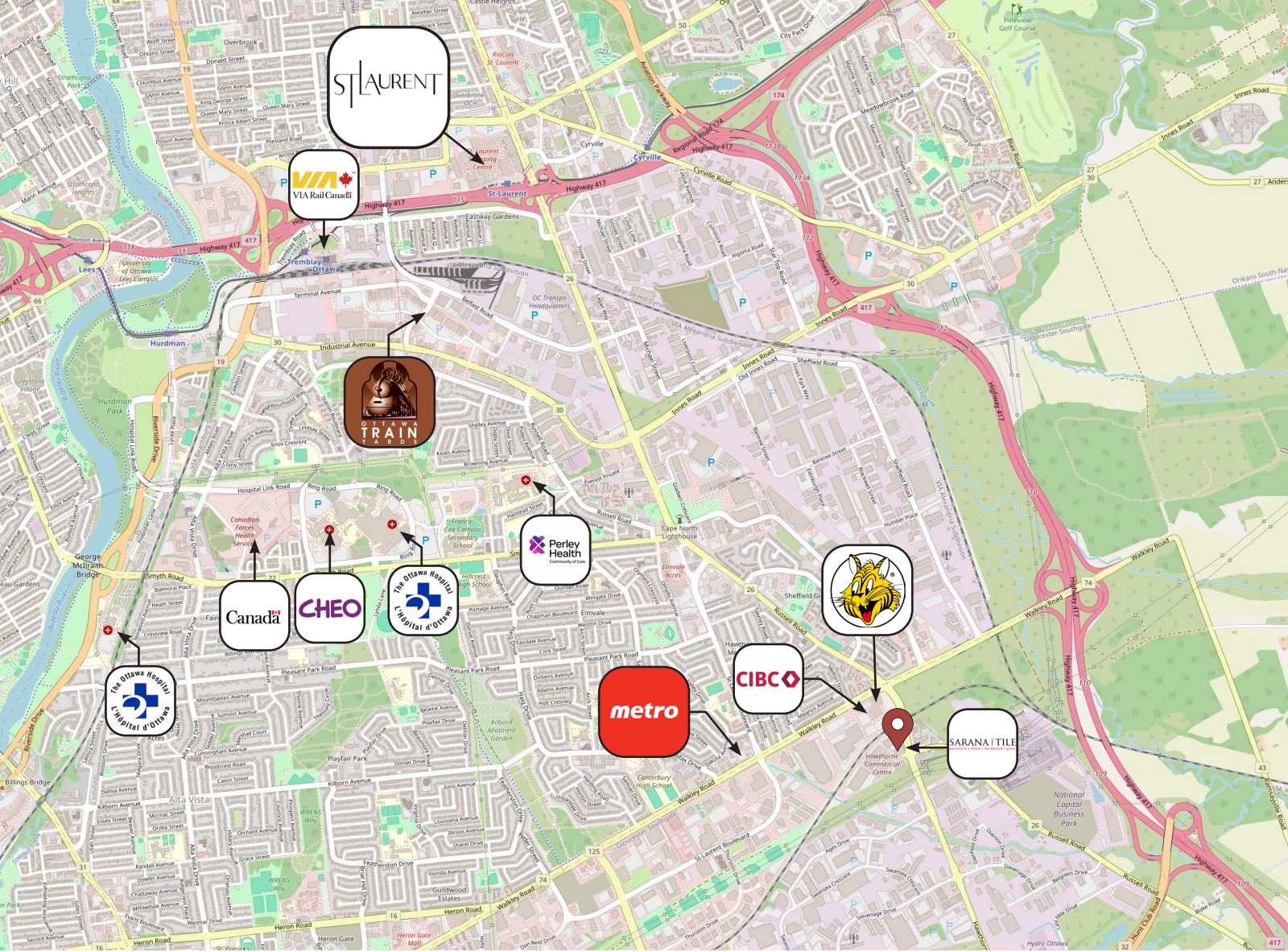
• Washroom in Unit
- Building Signage

• On-site Parking

Highlights

Combining a bright, spacious showroom with functional warehouse space, this light industrial end-cap unit offers a versatile setting for showroom, light industrial, logistics and distribution businesses. Generous showroom ceiling heights and abundant natural light create an inviting environment for product displays and client consultations, bringing customer-facing activities and day-to-day operations together under one roof.

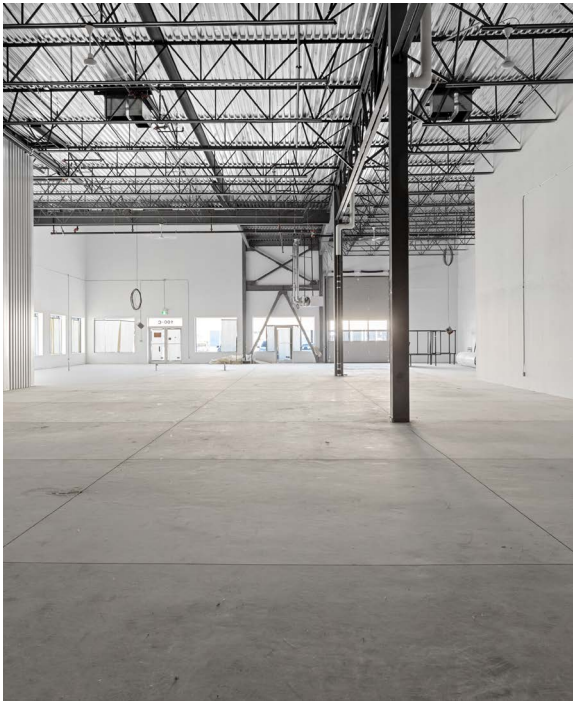
The open warehouse area at the rear provides flexible space for inventory storage, order staging and shipping, with a large grade-level loading door supporting efficient receiving and deliveries. Dedicated on-site parking adds convenient access for staff and customers, rounding out a practical space built to keep business moving.

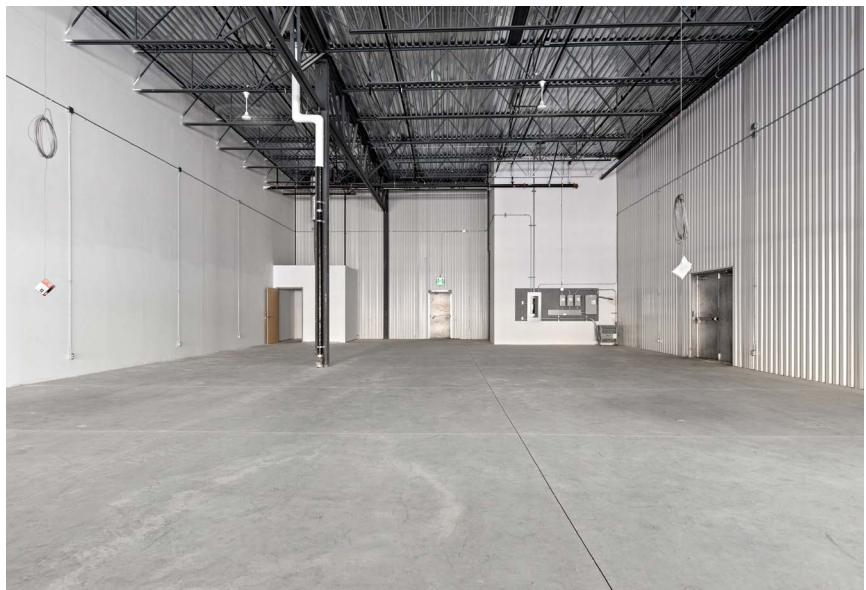
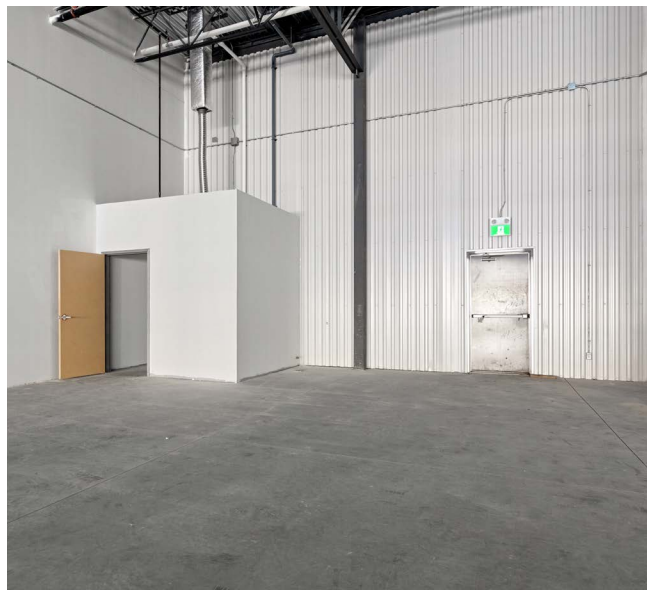
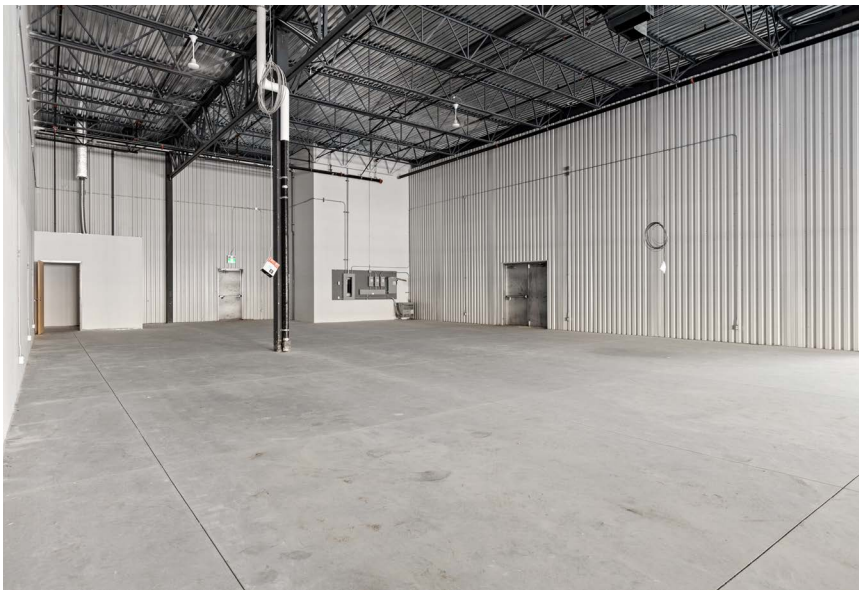
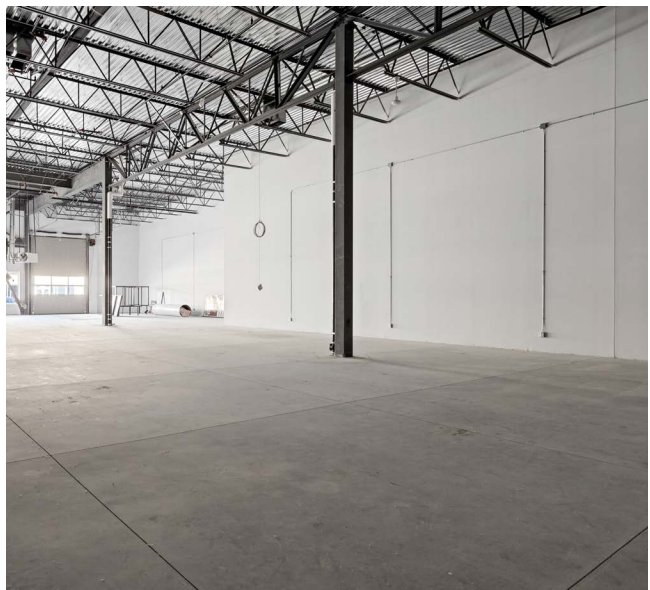
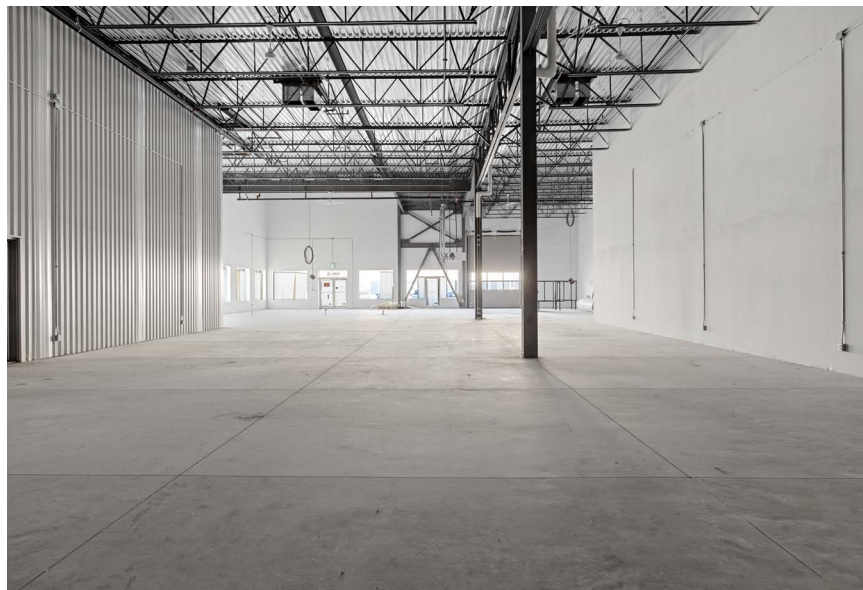
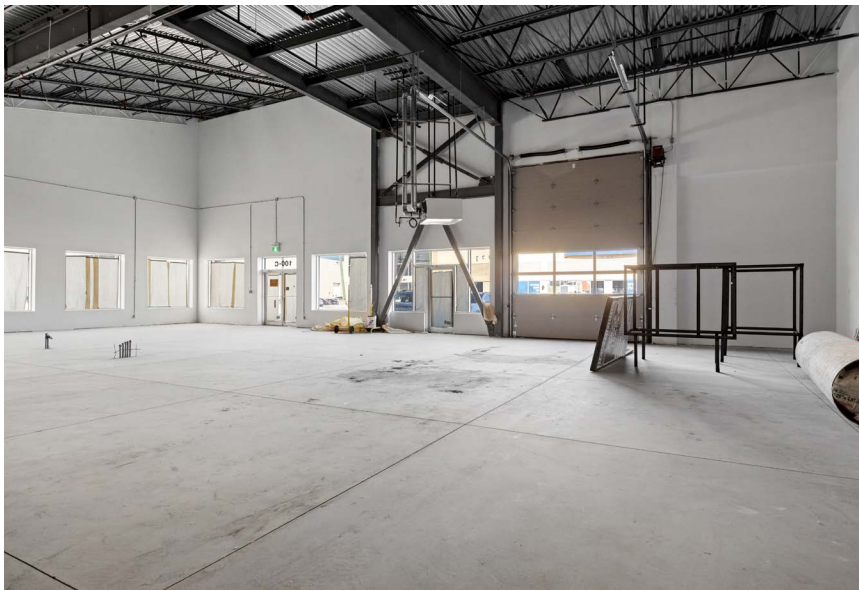
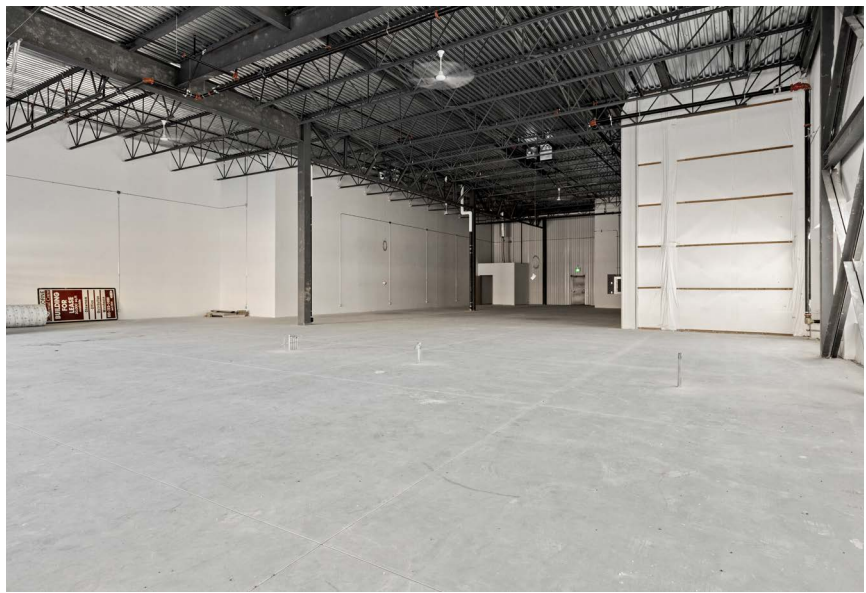
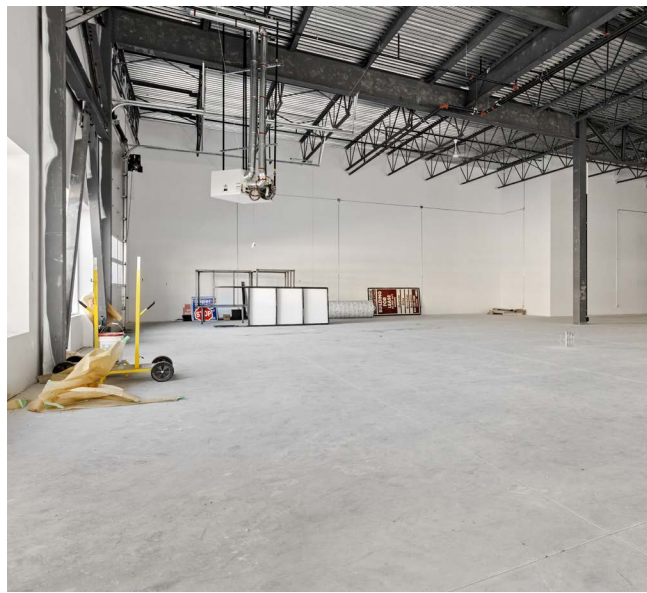
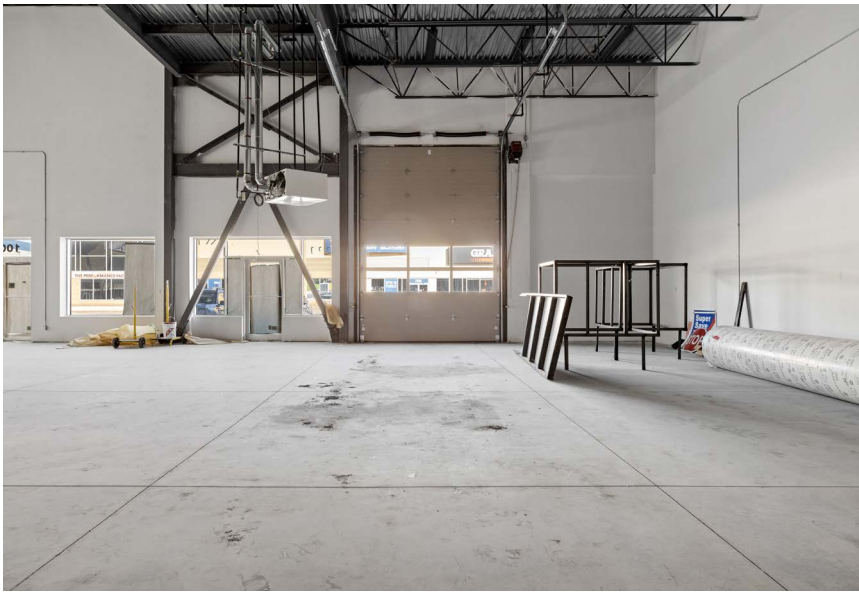
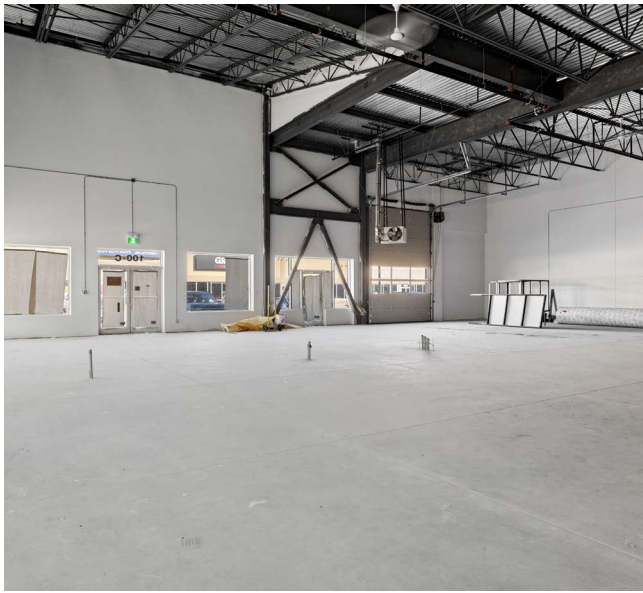


Location Overview

Strategically located in Ottawa East just off Highway 417, this property provides outstanding connectivity for logistics, distribution, and warehouse users, while delivering the visibility essential for showroom and customer-facing operations. Minutes from the high-traffic Walkley Road corridor.

Serving more than 49,000 vehicles daily, the site enables efficient inbound and outbound movement, all within a prominent, easily accessible setting that strengthens operational flow and brand exposure.





CONTACT

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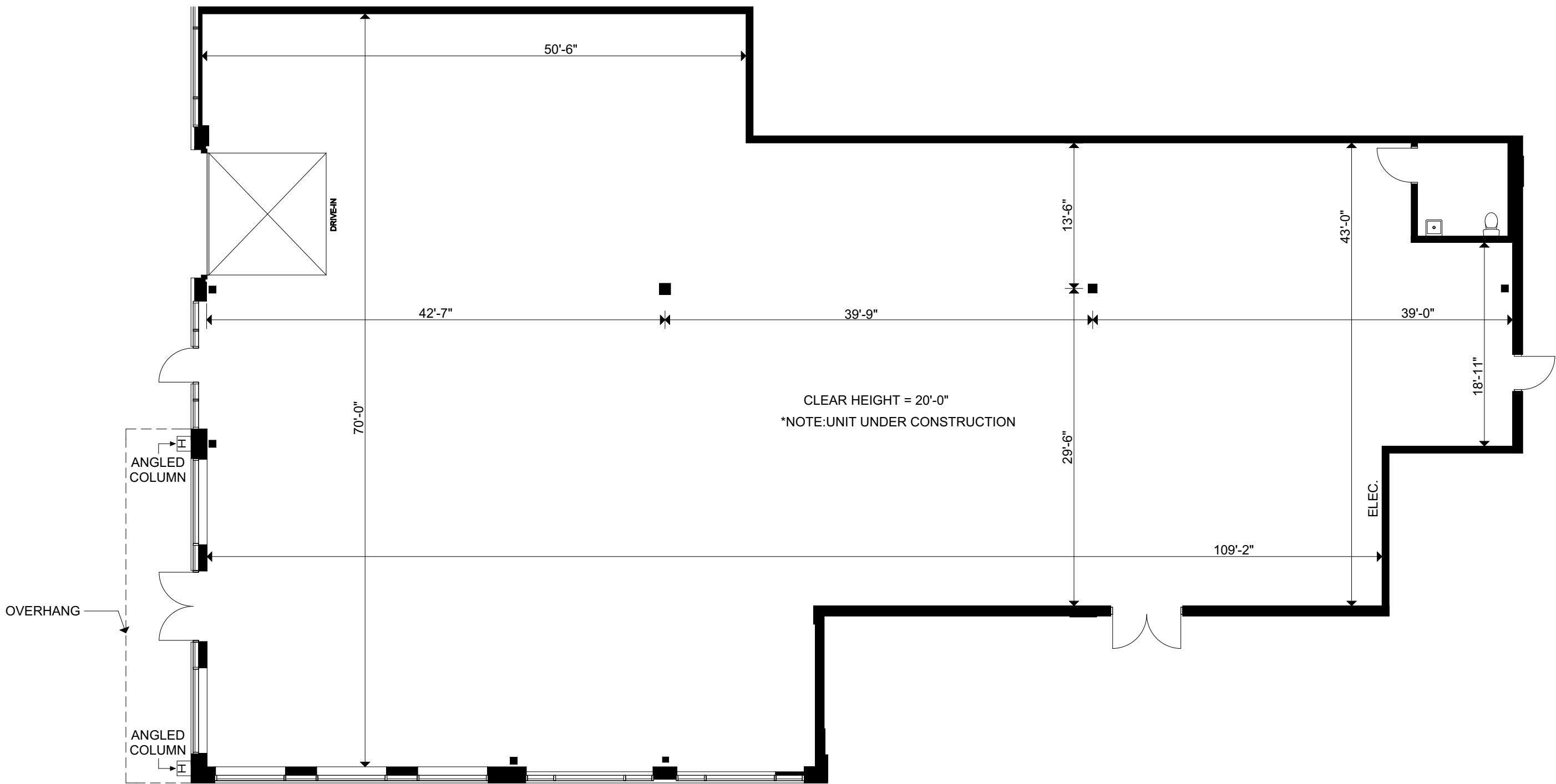
Justin Levine, Broker
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Charles Mirsky, Broker
COO - Brokerage Services

Jason Shinder, Broker of Record
CEO

FLOOR PLAN

Unit 100C • 6,812 SF



Demographic Data

CoStar Demographics (2026)

Age Distribution

The neighbourhood is overwhelmingly working age, with over 83% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

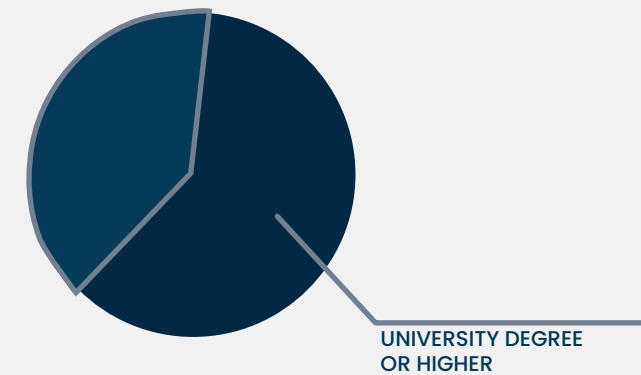
MEDIAN AGE IS

37



Educational Attainment

Over 62% residents hold a University Degree or higher within a 5 km radius.



Income Levels

With 26% earning under \$40,000, the range of average household incomes is:

\$70K
TO \$100,000K

Labor Force Participation

62%

The local employment base is broad and resilient, with strong representation in sales & service, business and administration, management, trades, and transportation, reinforcing the area's appeal to both operational and customer-facing users.

Household Characteristics

One or two-person households dominate making up 60%, with household growth expected to reach

24.13%
BY 2033



Over 50,157 new households are expected by 2033 – sustained demand that supports long term leasing stability and NOI upside.

Population Growth

The population within a 5 km radius is projected to reach over 122,500 by 2033.

19.87%
GROWTH
BY 2033

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