

PRICE REDUCED

380 Hunt Club Road, Ottawa, ON

Owner Occupier or Office Investment Opportunity

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The Opportunity

Colliers Macaulay Nicolls Inc. (“Colliers”) acting on behalf of MNP LTD. court appointed receiver of the vendor, is pleased to offer for sale the leasehold (20 year airport authority land lease) interest of 380 Hunt Club Road located in Ottawa, Ontario.

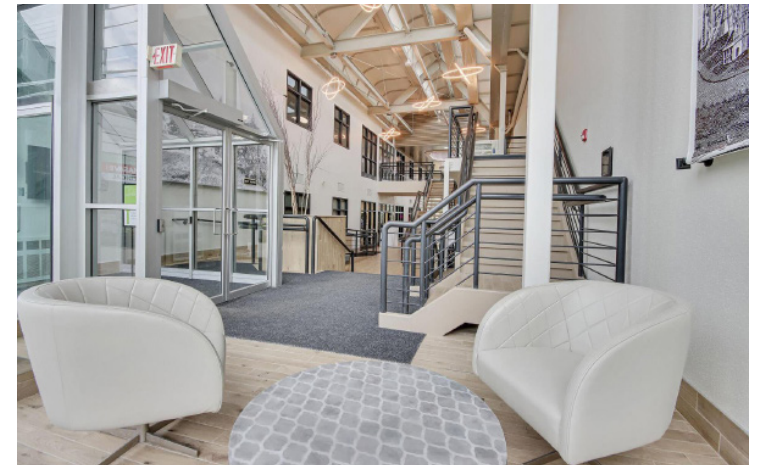
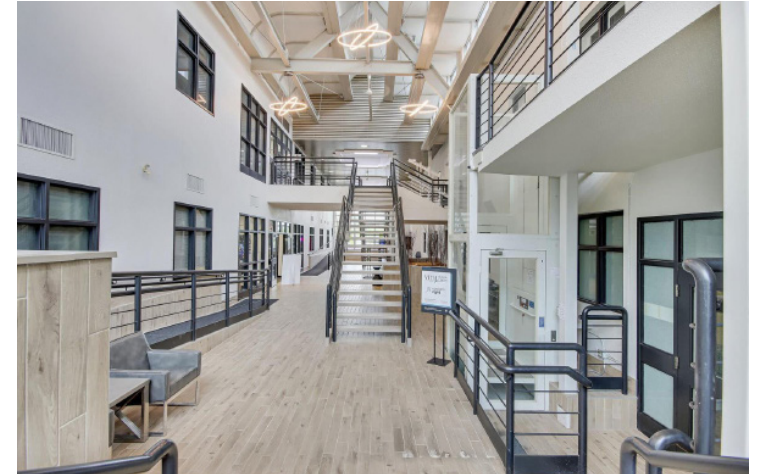
The subject property is a two-storey Class B office building totaling 50,869 square feet in Ottawa’s south end. Featuring large, efficient floor plates, abundant natural light, and on-site surface parking, it offers excellent value for professional users.

Its prominent location along Hunt Club Road provides strong visibility and easy access to Ottawa International Airport, Highway 416, and nearby amenities.



Property Overview

Address	380 Hunt Club Road, Ottawa, ON
Location	Located between Paul Benoit Driveway and Billy Bishop Private on Hunt Club Road
Building Area	50,869 SF
Site Area	2.65 Acres
Land Lease	20 years 11 months Aug 1/25 – Jul 31/26 \$92,857.11 (\$8.67 psm) – Previous Term Aug 1/26 – Jul 31/27 \$133,877.50 (\$12.50 psm) – Renewed Term Increases by 1.5% per year for the first 10 year term. Base rent will be renegotiated in year 11 for the remainder of the term.
Zoning	T1A[2754] – Air Transport Facility Zone
Parking Ratio	5:1,000 SF
PIN#	040550785
Legal Description	PART OF LOT 6, CONCESSION 2, RIDEAU FRONT, GLOUCESTER, BEING PARTS 1, 2, 3, 4, 5, 6 AND 9 ON 4R19678; OTTAWA
Sale Price	\$4,700,000 \$3,995,000
Comments	<ul style="list-style-type: none">• Standalone high profile exposure multi-tenant building located directly across from the Hunt Club Golf Course• Recently renovated lobby with lots of natural light• The property offers a mix of fully built-out office space and base building space• Tenant elevator lift• Abundance of on-site parking• Walking distance to a variety of amenities• Accessible by transit routes• Minutes from Ottawa International Airport





Floor Plans

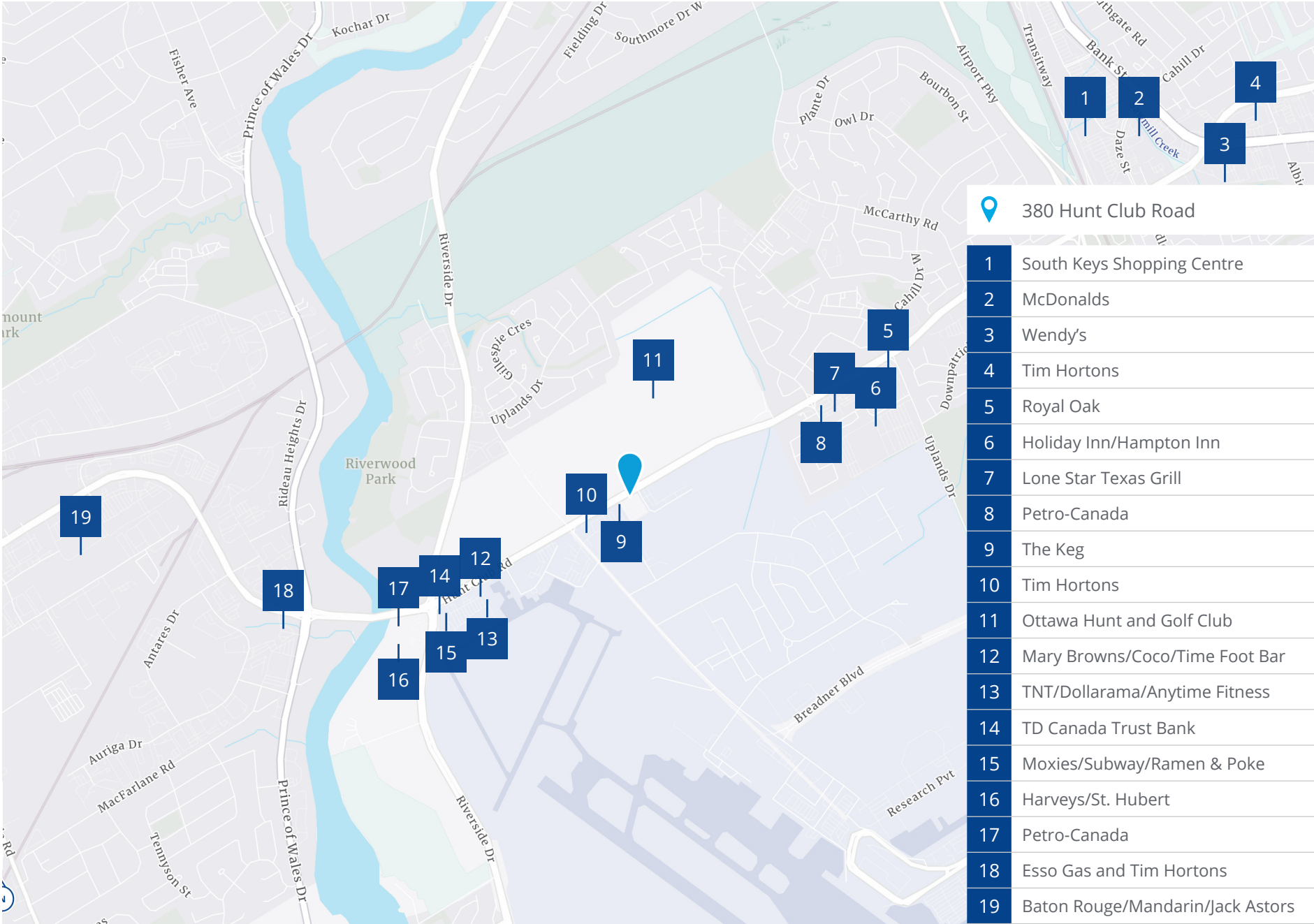
Ground Floor



2nd Floor



Nearby Amenities



Location Overview

380 Hunt Club Road occupies a highly visible and accessible location within Ottawa's south end, near the corner of Hunt Club Road and River Road. This strategic position offers direct connectivity to key arterial routes, including Merivale Road, Riverside Drive, and Highway 416, facilitating efficient access to the downtown core, Ottawa International Airport, and surrounding suburban communities.

The property sits within a well-established mixed-use node that combines commercial, light industrial, and residential development. Nearby amenities include South Keys Shopping Centre, Ottawa Hunt and Golf Club, and an array of dining and service options along Hunt Club Road. The proximity to the airport (less than 10 minutes away) and key logistics corridors makes this an ideal location for businesses requiring regional and national connectivity.

Public transit service is available along Hunt Club Road, with connections to major OC Transpo routes and transit hubs. The area is also home to a growing residential population, supporting a strong labour pool for a variety of commercial uses.



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