

FOR LEASE

Light Industrial Building



Accelerating success.



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Property Highlights

400 Hunt Club Road is a standalone fully secure high-profile light industrial building located in Ottawa's south end, conveniently positioned between Riverside Drive and Bank Street. The property offers a blend of office and warehouse space suitable for a wide range of users. The office areas are fully built-out, featuring a combination of open workspaces and private rooms, access to multiple meeting rooms of varying sizes, and a shared cafeteria.

The space can be subdivided and is fully equipped with HVAC and humidity control throughout. An elevator provides access to the second-floor offices. The location is close to numerous retail, dining, and service amenities, as well as the Ottawa International Airport.

Address 400 Hunt Club Road, Ottawa, ON

Rentable Area 116,415 SF (subdividable)
* **1st Floor Office:** +/- 20,000 SF
* **2nd Floor Office:** +/- 20,000 SF
* **Warehouse:** +/- 76,415 SF

Rental Rate Contact Listing Agent

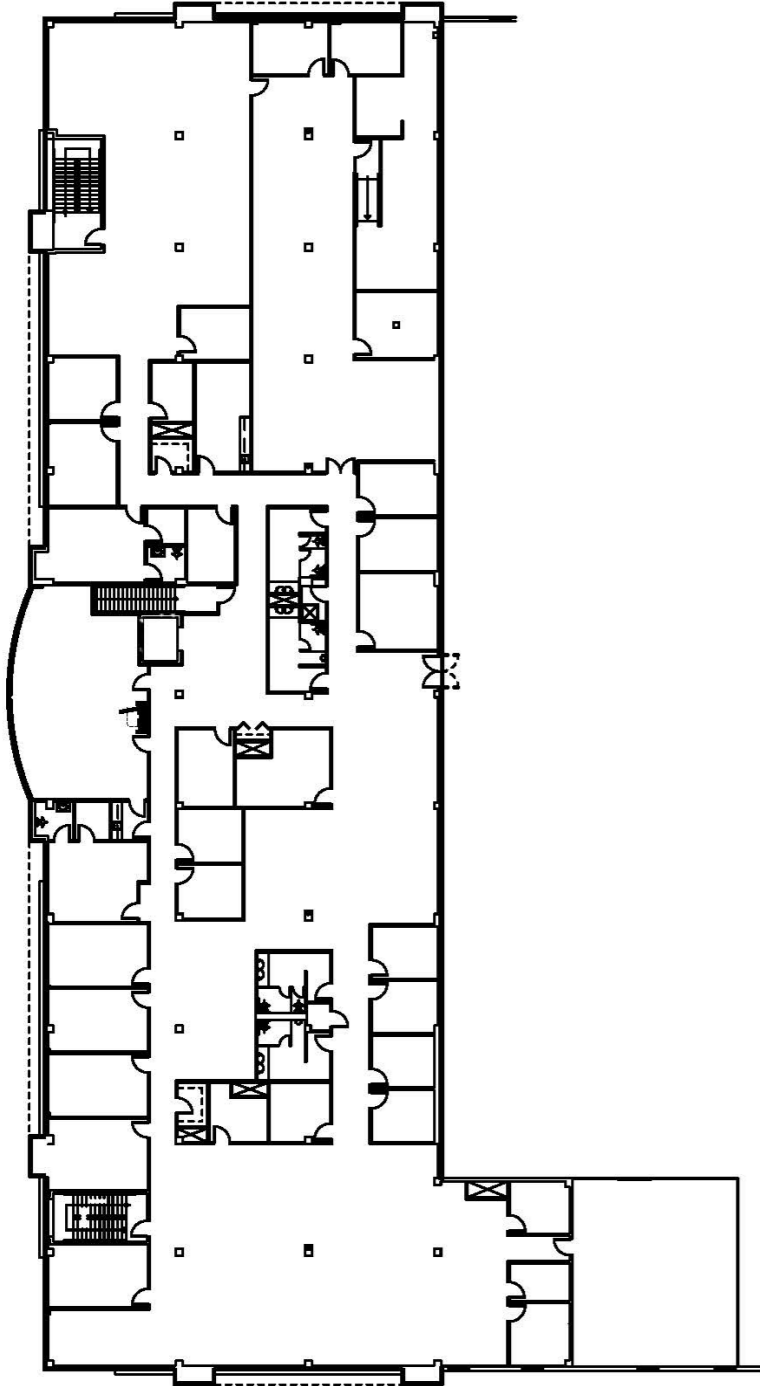
Operating Costs \$7.95 PSF (tenant pays all utilities to the provider)

Comments:

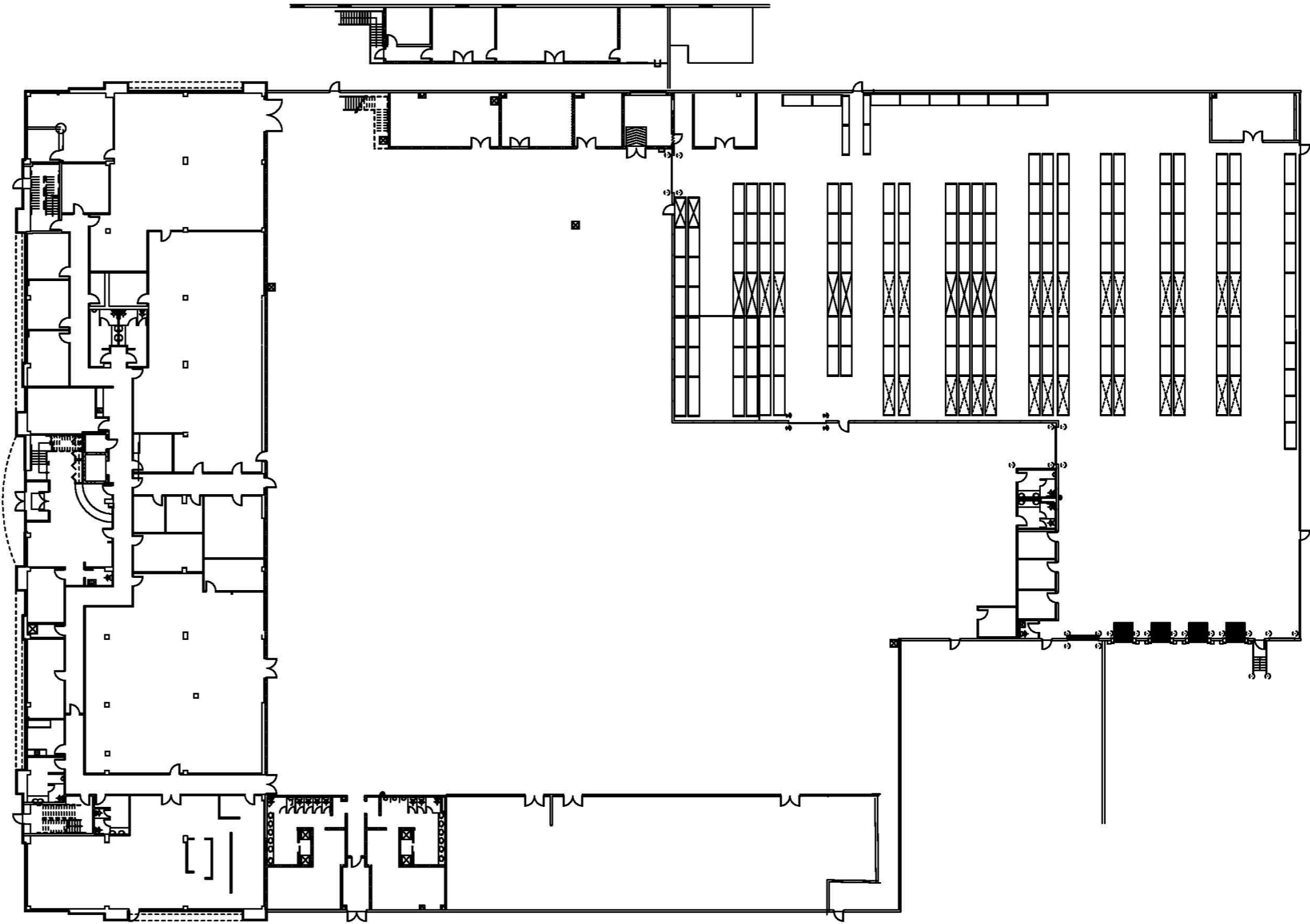
- Space is sub-dividable: whole building or partial building – 20,000 SF of 2nd floor office space. Access to some warehouse space with the 2nd floor tenancy.
- The front 20,000 SF of the building offers 15 ft clearance, making it suitable not only for office use but also for light manufacturing or laboratory space
- Abundance of on-site parking
- Expansive windows provide abundant natural light throughout
- Four (4) dock loading doors and one (1) grade level loading door
- Accessible by transit routes
- Its prominent location along Hunt Club Road provides strong visibility and easy access to Ottawa International Airport, Highway 416 and nearby amenities.
- Available: Warehouse: Q3 2026 and Office: within 60 days

Floor Plans

2nd Floor



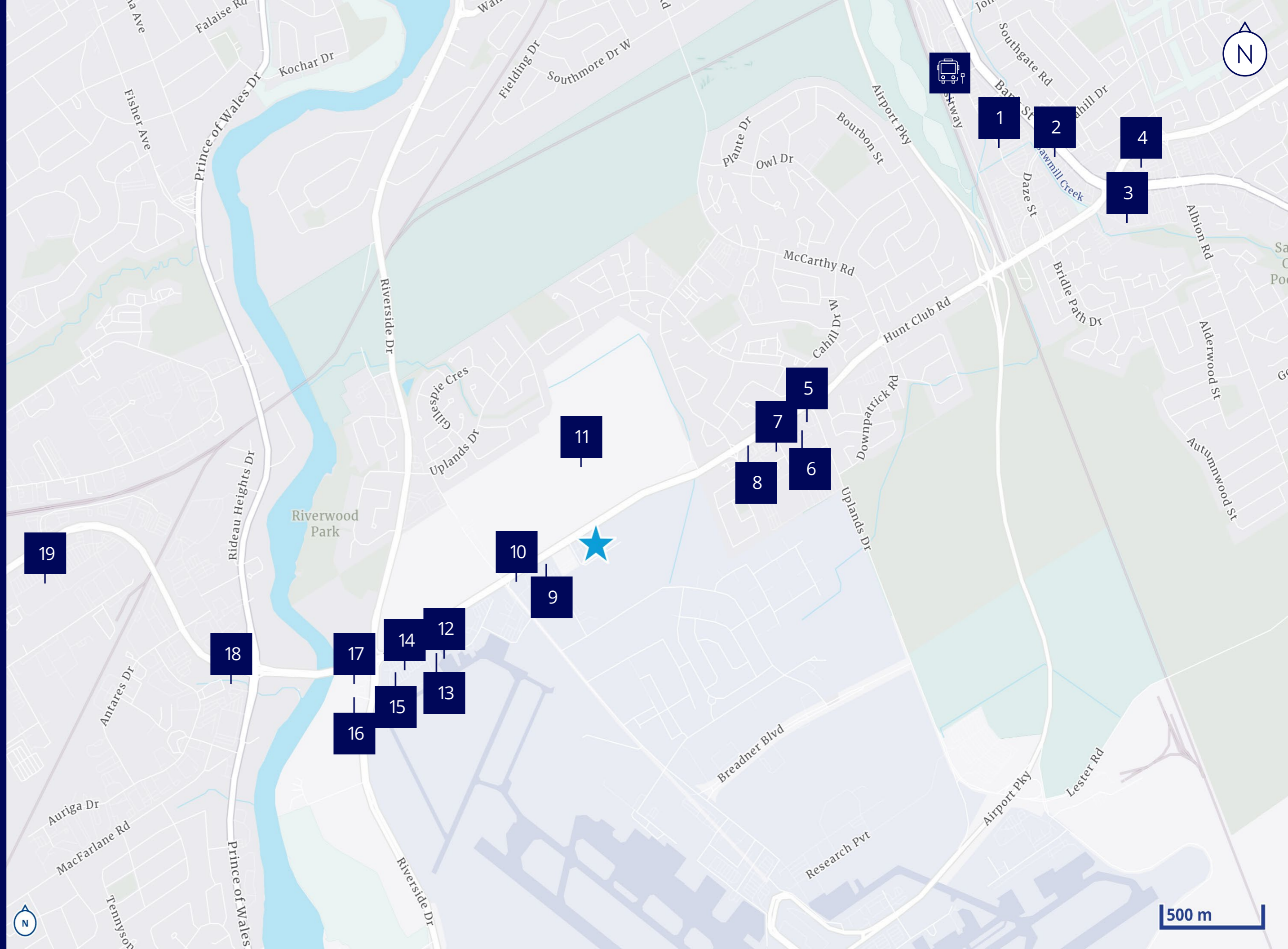
1st Floor





Nearby amenities

1. South Keys Shopping Centre
2. McDonalds
3. Wendy's
4. Tim Hortons
5. Royal Oak
6. Holiday Inn and Hampton Inn
7. Lone Star Texas Grill
8. Petro-Canada
9. The Keg
10. Time Hortons
11. Ottawa Hunt & Golf Club
12. Mary Browns/Coco
13. TNT/Dollarama/Anytime Fitness
14. TD Canada Trust Bank
15. Moxies/Subway/Ramen & Poke
16. Harvey's and St. Hubert
17. Petro-Canada
18. Esso Gas and Tim Hortons
19. Baton Rouge/Mandarin/Jack Astors



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