



5489  
Canotek Road  
Ottawa, ON

FOR LEASE

FEATURED BENEFITS

Position your  
business for  
the future.

3,700 SF  
Available

\$16.00  
PSF Gross

Accelerating success.



Unique opportunity with a combination of office, warehouse and yard space.



Available immediately and ideally located near Highway 174.



Engage your staff with a wide variety of neighbouring amenities.



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# Office Space Features



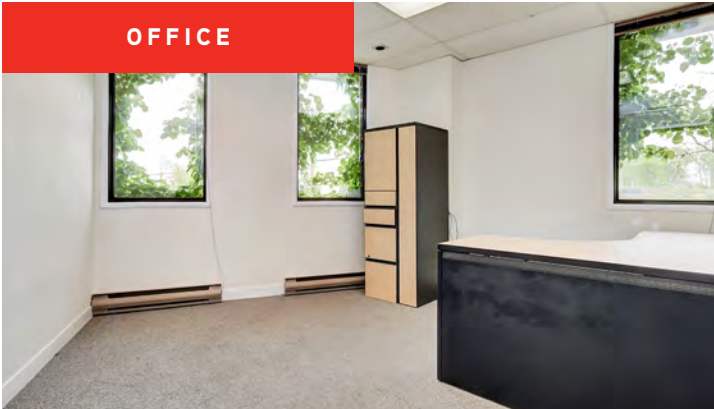
ENTRANCE



OFFICE AREA



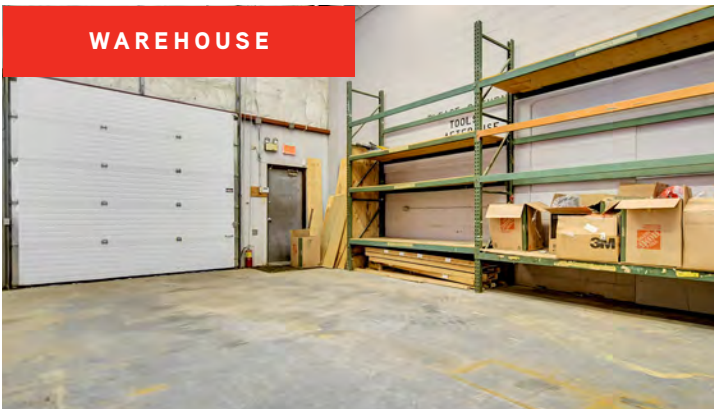
OFFICE



LOWER LEVEL



WAREHOUSE



LOWER LEVEL



## COMMENTS

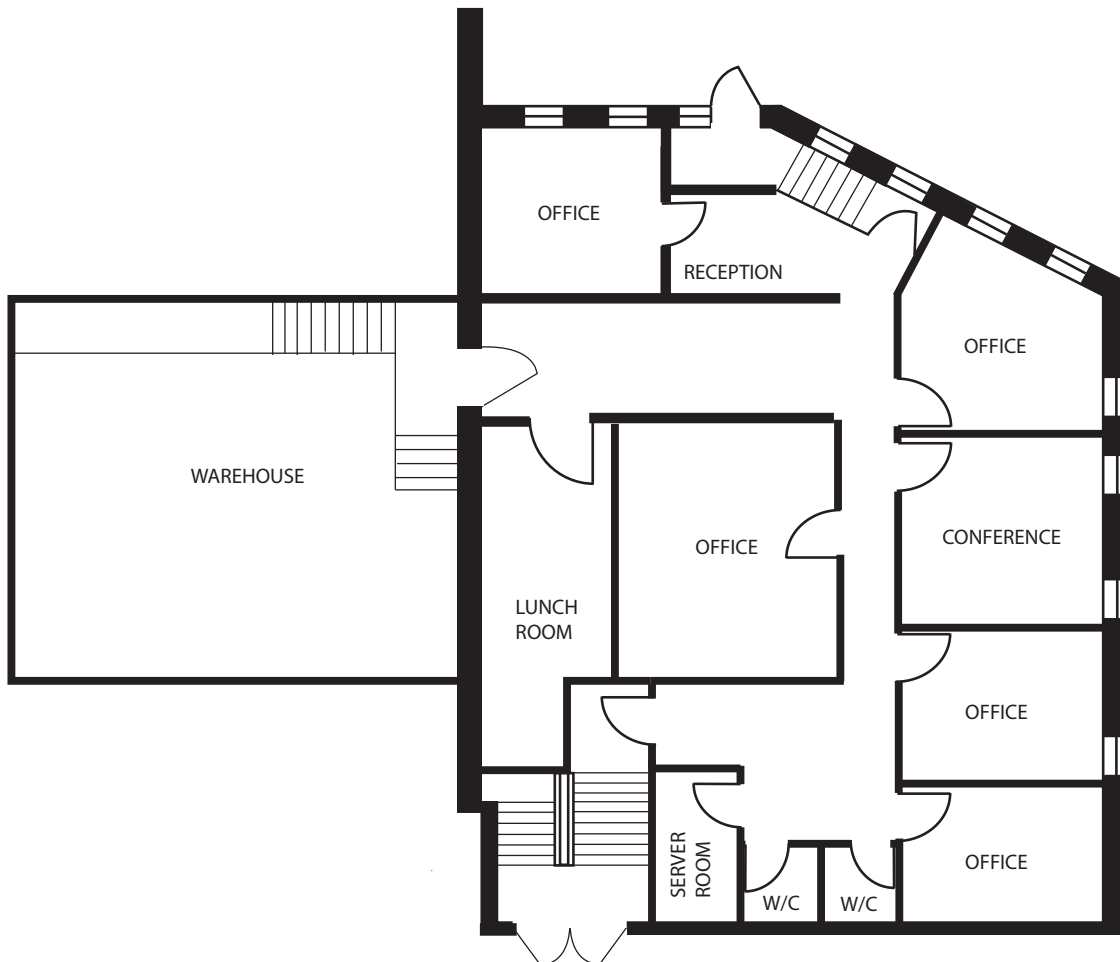
- Located in the Canotek Business Park
- Air conditioned built out office space with kitchenette and washrooms
- Yard space available
- 3 phase power
- Ceiling Height In Warehouse - 18 feet
- Close to rapid transit and LRT Blair Station



Asking Gross Rate

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# Available Space for Your Business



**3,700** sf  
TOTAL AREA



**174**  
HIGHWAY ACCESS



**Ample**  
PARKING

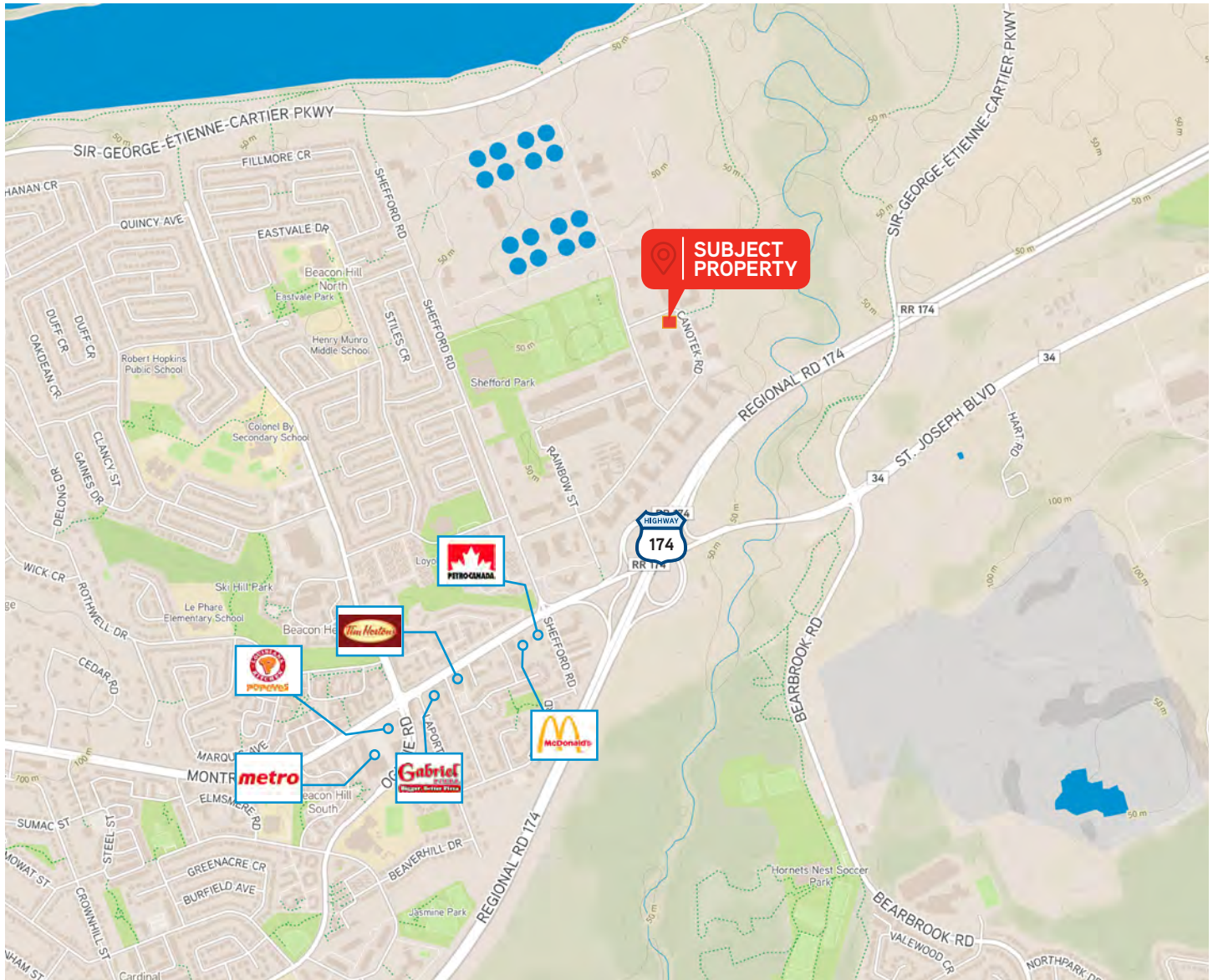


**Immediate**  
OCCUPANCY



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# Access a Host of Neighbouring Amenities



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