

For Lease

2260 Walkley Road, Suite 200, Ottawa, ON

Modern and bright office space available

The property is situated in the Heron Gate neighbourhood, just east of the Bank Street South commercial corridor.

Easily accessible by car and public transit, and there is ample parking available on-site for customers.

- Corner suite with abundance of natural light
- Freshly painted and new carpet throughout
- Open workspace for cubes and collaboration areas
- Bright, welcoming main lobby
- Accessible by elevator

\$14.00



Professionally Managed Building Free On-Site Parking

Oliver Kershaw

Senior Vice President, SIOR +1 613 683 2200 oliver.kershaw@colliers.com

Lindsay Hockey

Senior Vice President +1 613 683 2229 lindsay.hockey@colliers.com

Property Overview

Address: 2260 Walkley Road. Suites 200

Rentable Area: 8,313 SF (demisable)

Net Rent: \$14.00 PSF

Additional Rent: \$16.19 PSF (2025)

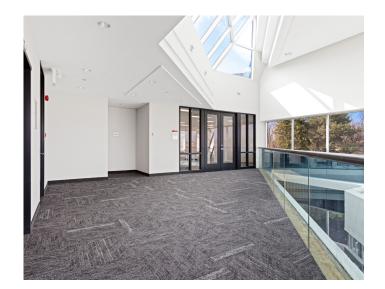
Parking: 4:1,000 SF

Occupancy: Immediately

Comments: Mix of open and enclosed

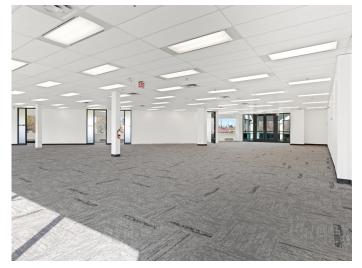
areas, kitchenette and meeting

room



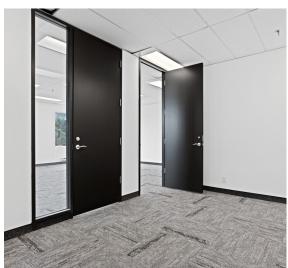




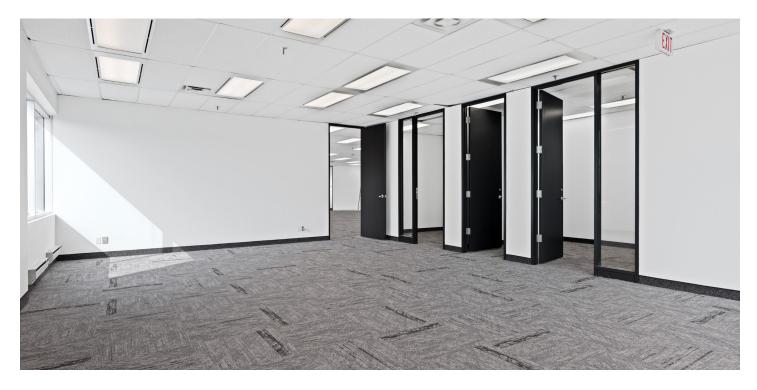










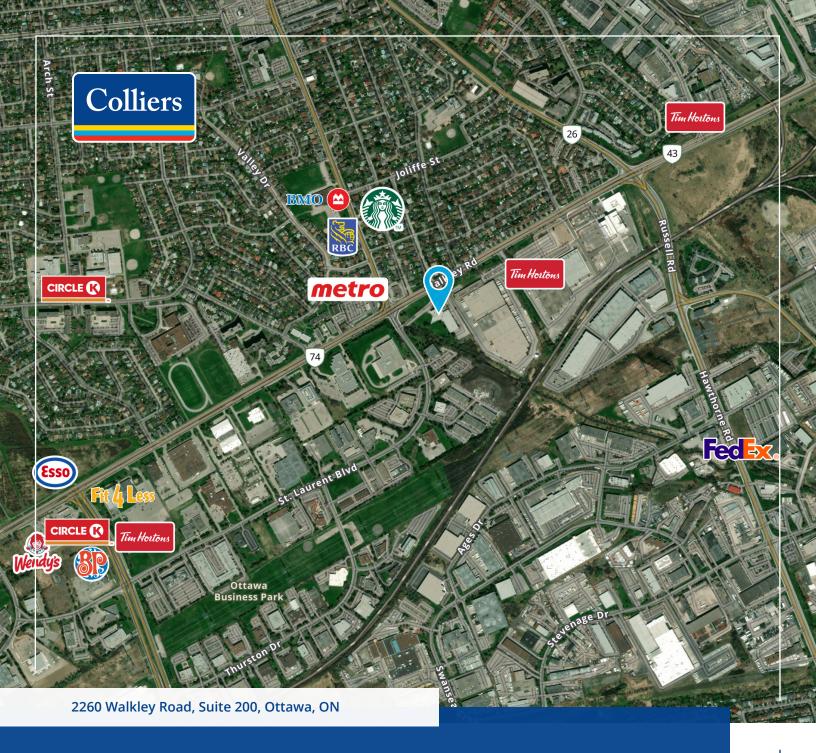


Floorplan



Features

- Free visitor parking available
- Updated landscaping and parking lot
- Building and pylon signage available
- Second floor serviced by elevator
- Professionally managed by Canadian Urban
- Short walk to public transportation
- Lots of amenities nearby
- Easy access to Highway 417



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