



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

Net Rent:

\$14.00
PSF



Professionally
Managed
Building



Free On-Site
Parking

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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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