

FOR LEASE

OFFICE / WAREHOUSE SPACE

174 Colonnade Road, Unit 31, Ottawa ON K2E 7J5

BUILDING FEATURES

- Approx. 2,500 sq. ft.
- 2 story office / warehouse space
- Ground floor has warehouse, open work area /showroom area and washroom
- Second floor has 4 private offices, open work area and kitchenette
- 100% Air-conditioned
- Grade level door
- Building and Pylon signage

LEASE DETAILS

ADDRESS	174 Colonnade Road, Unit 31, Ottawa ON K2E 7J5
RENTAL RATE PER MONTH	\$3,020.83 per month
RECOVERABLE COSTS PER MONTH	\$ 1,085.40 per month
WAREHOUSE SPACE	~ 625 sq. ft.
GROUND & 2 nd FLOOR OFFICE SPACE	~ 1,875 sq. ft.
LEASE TERM	3 – 5 years
ZONING CODE	IG5
OCCUPANCY	Immediate





GEOFFREY H. GODDING CPM

Senior VP / Commercial Sales
Representative

Capworth Commercial Realty Brokerage
Corporation

Direct # 613.720.1186

Main Office # 613.663-2549 ext. 4

Email: geoffg@bell.net

Main Office:

1390 Prince of Wales Drive,
Suite 106, Ottawa, Ontario K2C 3N6

ADDITIONAL RENT INCLUDES:

- General Maintenance and Repair
- Management & Administration
- Real Estate Taxes
- Snow Removal
- Water & Sewer
- Insurance
- Landscape

Hydro and gas is metered and paid
directly by the tenant.

Recoverable cost are estimated at
\$1,085.40 per month for year ending
December 31, 2025

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CAPWORTH for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CAPWORTH in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CAPWORTH.