



For Lease » Office/Warehouse Space

5370 Canotek Road | Suite 27

Ottawa | Ontario

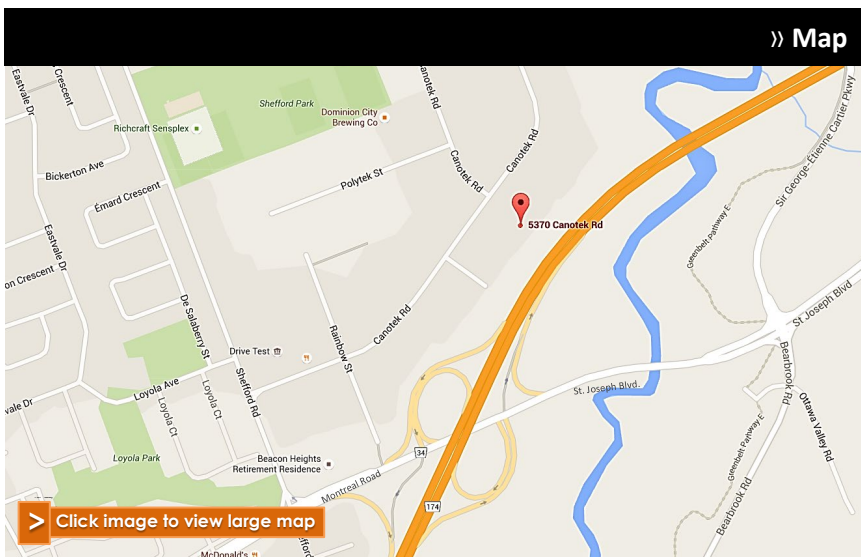


Building Details

Total Office Area:	53,834 sf
Net Rent:	\$16.00
Operating Costs:	\$7.77
Available Area:	2,934 sf
Availability:	July 1, 2025

BUILDING KEY FEATURES + HIGHLIGHTS

- + Abundant parking for tenants and visitors.
- + Private washrooms in each space
- + 20-foot ceilings in warehouse spaces
- + Garage Doors in Most Units – Easy loading and unloading with direct access
- + Responsive On-Site Management – Proactive team with a top-tier repair and maintenance program.
- + Wide variety of complimentary tenants including accountants, engineers, auto tire service and food service
- + Separate HVAC, electrical + gas meters
- + Highway 417 Exposure – Excellent visibility and accessibility from a major transportation route.
- + Future LRT Access – Located on the upcoming Phase 2 LRT route for enhanced connectivity.



For More Information Contact

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ELK
PROPERTY MANAGEMENT LIMITED



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» Location and Neighborhood



- + Access to Canotek Road via Shefford Road
- + Easy access to Queensway via Montreal Road
- + Excellent signage possibilities with clear views from Queensway
- + Minutes to downtown Ottawa and close to shopping and Restaurants

» Additional Highlights

- + Office Portion 1,467 sf (50%)
- + Garage Door

» Pictures



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