



For Lease » Office | Warehouse Space
5370 Canotek Road
Ottawa | Ontario



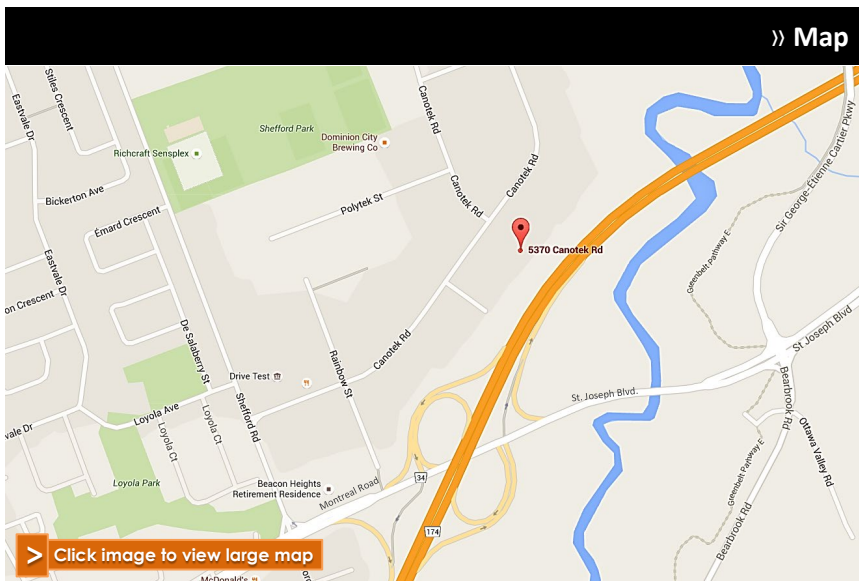
Available | March 1st, 2021

Building Details

Total Office Area:	53,834 sf
Number of Floors:	1
Net Rent:	\$12.00
Operating Costs:	\$6.47
Available Area:	2,655 sf

BUILDING KEY FEATURES + HIGHLIGHTS

- + Abundance of surface parking available
- + Private washrooms in each space
- + 20 foot ceilings in warehouse spaces
- + Most warehouse spaces have garage doors
- + Hands on, responsive management team with excellent repair and maintenance program
- + Wide variety of complimentary tenants including accountants, engineers, auto tire service and food service
- + Separate HVAC, electrical + gas meters
- + Back on Highway 417 – with great highway exposure
- + On LRT (phase 2) route when completed



[Click image to view large map](#)

For More Information Contact

451 Daly Ave., 2nd Floor
Ottawa, Ontario K1N 6H6
www.elkproperty.com

Karen Braye Tel: 613-244-1012 ext: 200
Cell: 613-229-8723
kbraye@elkproperty.com



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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

- + Ground floor space with private office
- + Utilities are extra

» Pictures



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