



For Lease » Office Space

**5370 Canotek Road | Suite 7m**

Ottawa | Ontario



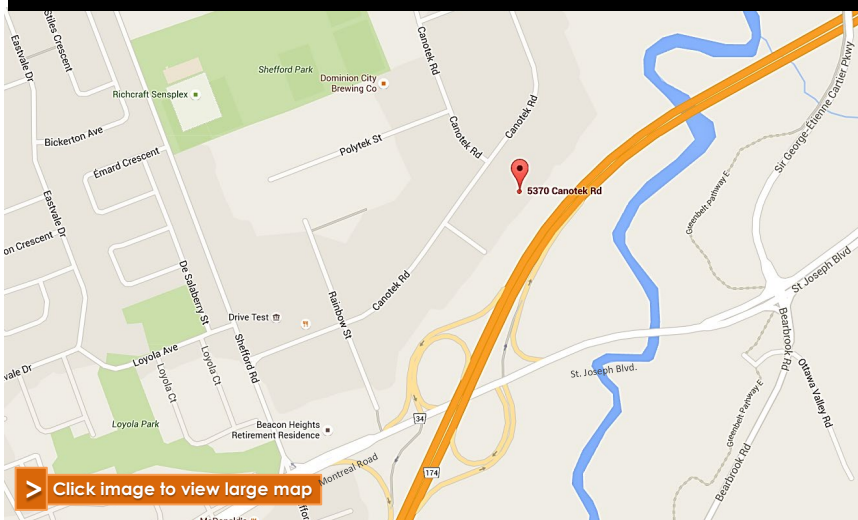
### Building Details

<b>Total Office Area:</b>	53,834 sf
<b>Net Rent:</b>	\$8.00
<b>Operating Costs:</b>	\$7.08
<b>Available Area:</b>	1,000 sf
<b>Availability:</b>	Immediately

### 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 service and food service
- + Affordable rents with low common costs
- + Separate HVAC, electrical meters and bathrooms in each bay
- + Back on Highway 417 – with great highway exposure

» Map



> Click image to view large map

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

- + Second floor office
- + 3 offices with washroom
- + Utilities are extra

» Pictures



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