

CLASS "A" OFFICE SPACE FOR LEASE



310 HUNT CLUB ROAD
SUITE 204

OFFERING SUMMARY

AVAILABILITY	SPACE USE	SIZE	BASE RENT	ADDITIONAL RENT
Immediate	Office Space	2,786 Sq. Ft.	\$18.00	\$15.25 + utilities (2026 Est.)

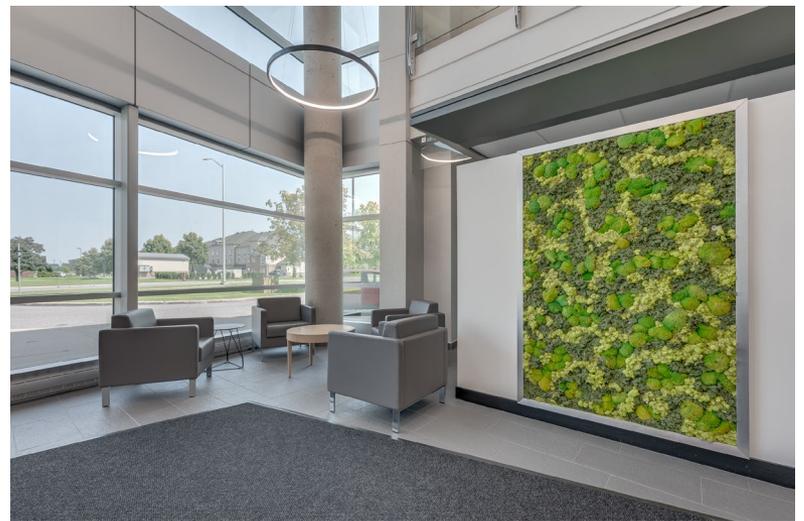
PROPERTY HIGHLIGHTS

- Conveniently located along Hunt Club Road, just minutes from the Ottawa International Airport
- Beautiful two-storey lobby, completely renovated in 2024
- Pylon signage available, exposing your business to approximately 33,000 vehicles per day
- Outdoor BBQ area available for tenant's use
- Existing improvements include five enclosed offices, two open-concept work areas, a boardroom and a kitchen/lunchroom
- Parking available: Four parking spots per 1,000 square feet
- Public transit available at the property, serviced by bus routes: 116, 197 and 198.

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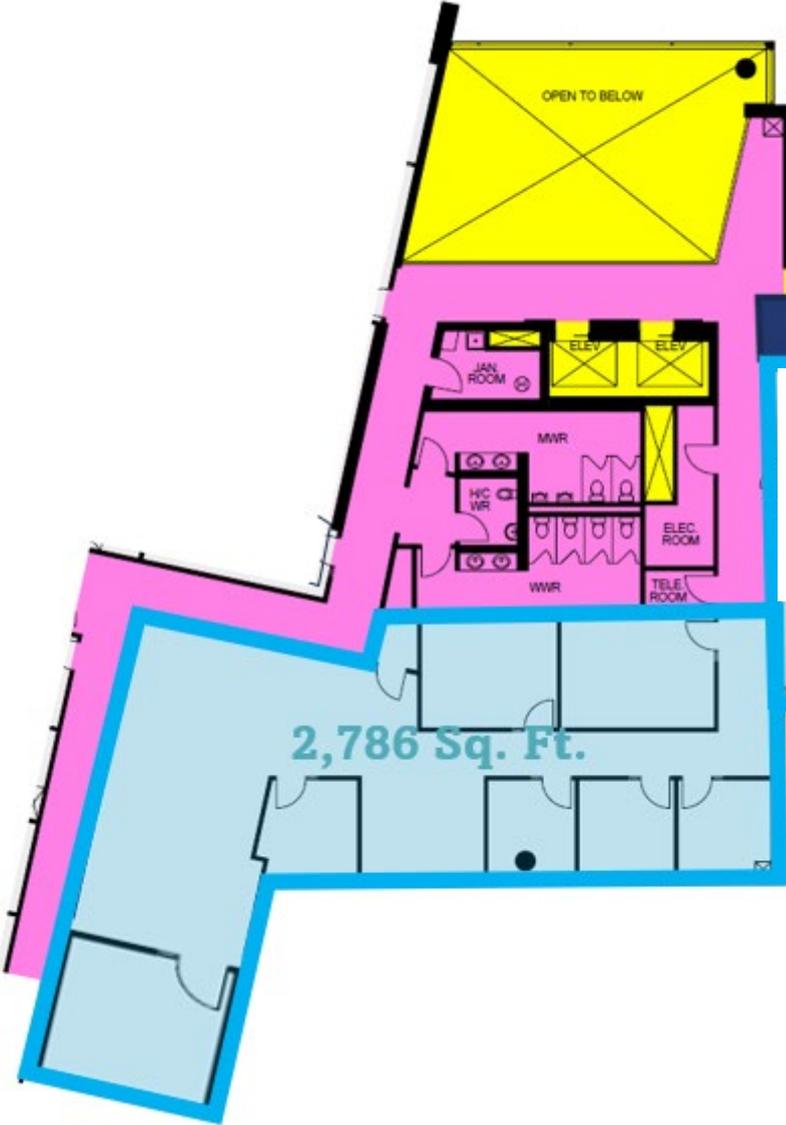


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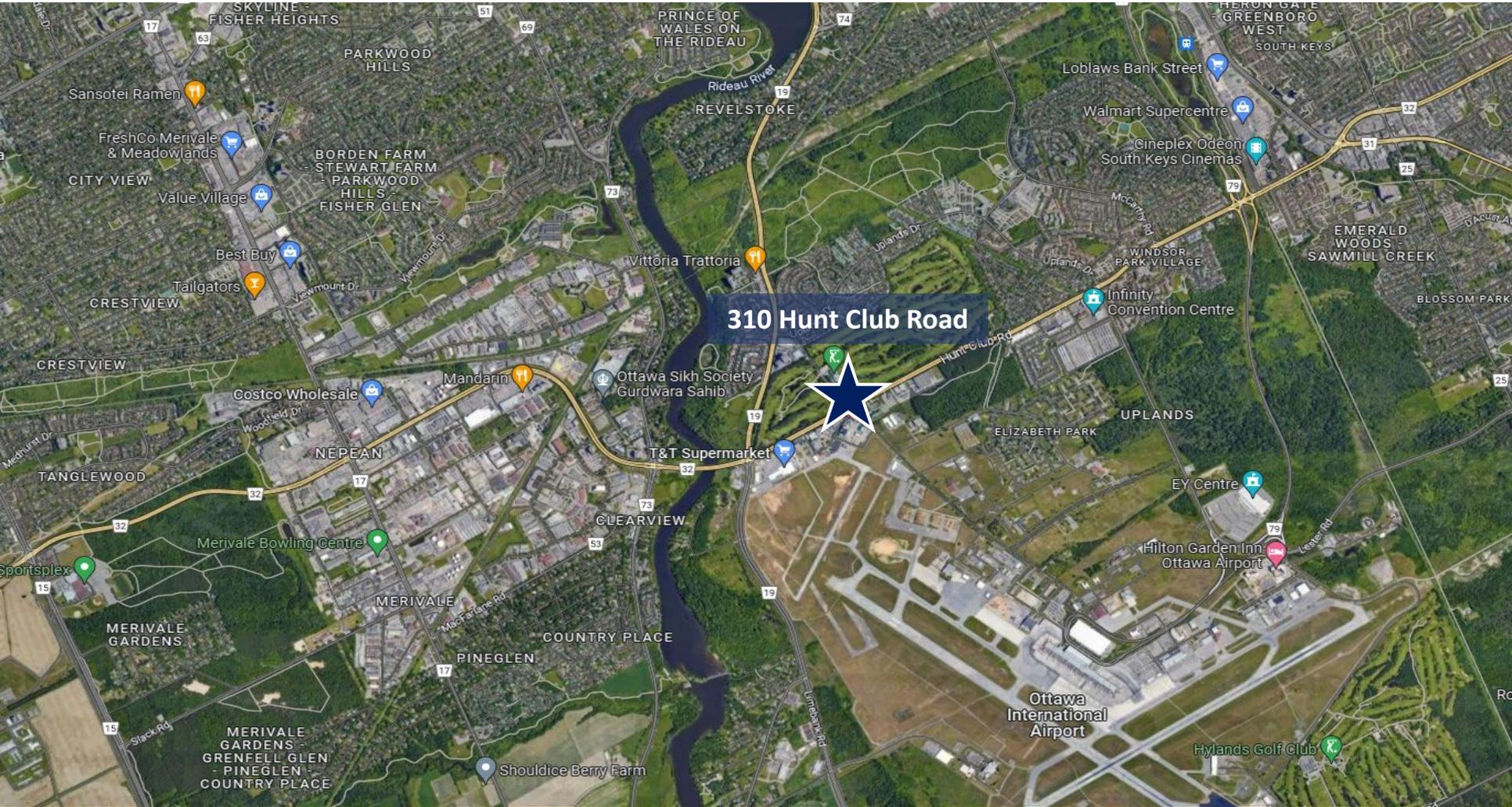


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FLOOR PLAN



MAP



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