



OFFICE SPACE FOR LEASE

2 | GURDWARA RD
SUITE 112 OTTAWA, ONTARIO



INSIDE EDGE
PROPERTIES
BROKERAGE

FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM

613.226.9902



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2 GURDWARA ROAD, SUITE 112

6,711 SQ.FT.

OFFICE SPACE FOR LEASE

BASIC RENT	\$16.00 PSF
ADDITIONAL RENT	\$23.01 PSF (2026 ESTIMATE)
INCLUDED	UTILITIES & IN-SUITE JANITORIAL
AVAILABILITY	IMMEDIATE
PARKING	3/1000



AMPLE
ON-SITE
PARKING



TURNKEY
OFFICE
SPACE



BUILDING
SIGNAGE RIGHTS
AVAILABLE



MINUTES
TO
AIRPORT



PROXIMITY TO
HOTELS &
RESTAURANTS



VEHICULAR
TRAFFIC
80,000/DAY

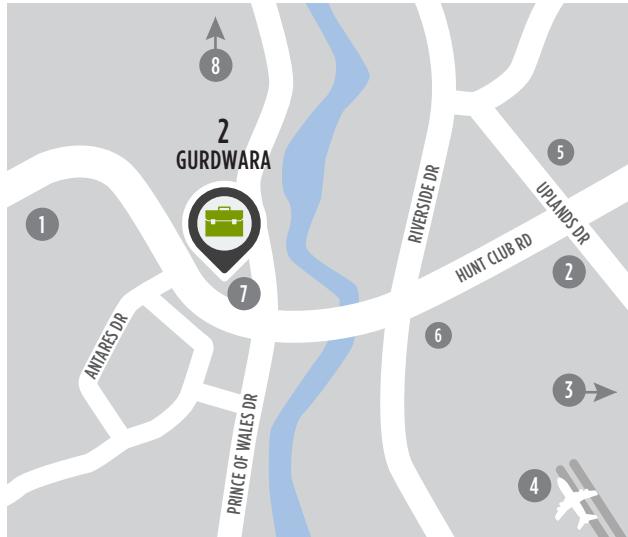


CLOSE TO
PUBLIC
TRANSIT

PROMINENTLY LOCATED CLASS A OFFICE SPACE

2 Gurdwara Road is situated in an amenity-rich location just steps from public transportation and minutes from a variety of shops, restaurants and the Ottawa International Airport. Prominently located at the corner of Hunt Club Road and Prince of Wales Drive, this Class A office building is situated in one of Ottawa's most sought after locations and has the added distinction of BOMA Bronze certification. This highly visible property offers superior signage opportunities and ample on-site parking.

LOCATION



POINTS OF INTEREST

- 1 Restaurants, Retail, Hotel
- 2 Event Space - Infinity Convention Centre
- 3 Event Space - EY Centre
- 4 Ottawa International Airport
- 5 Ottawa Hunt and Golf Club
- 6 Restaurants and Retail
- 7 OC Transpo Bus Stop
- 8 Downtown Ottawa (20 min drive)



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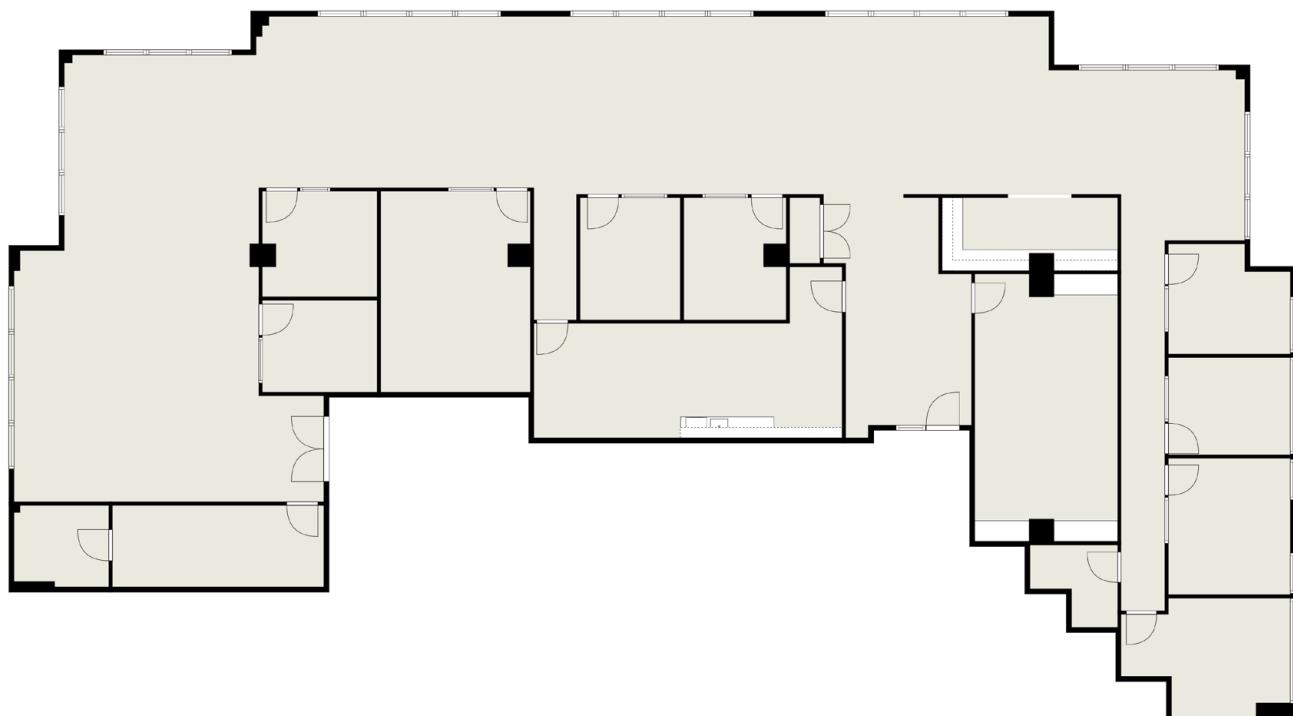


FLOORPLAN



SUITE 112

6,711 SQ. FT.

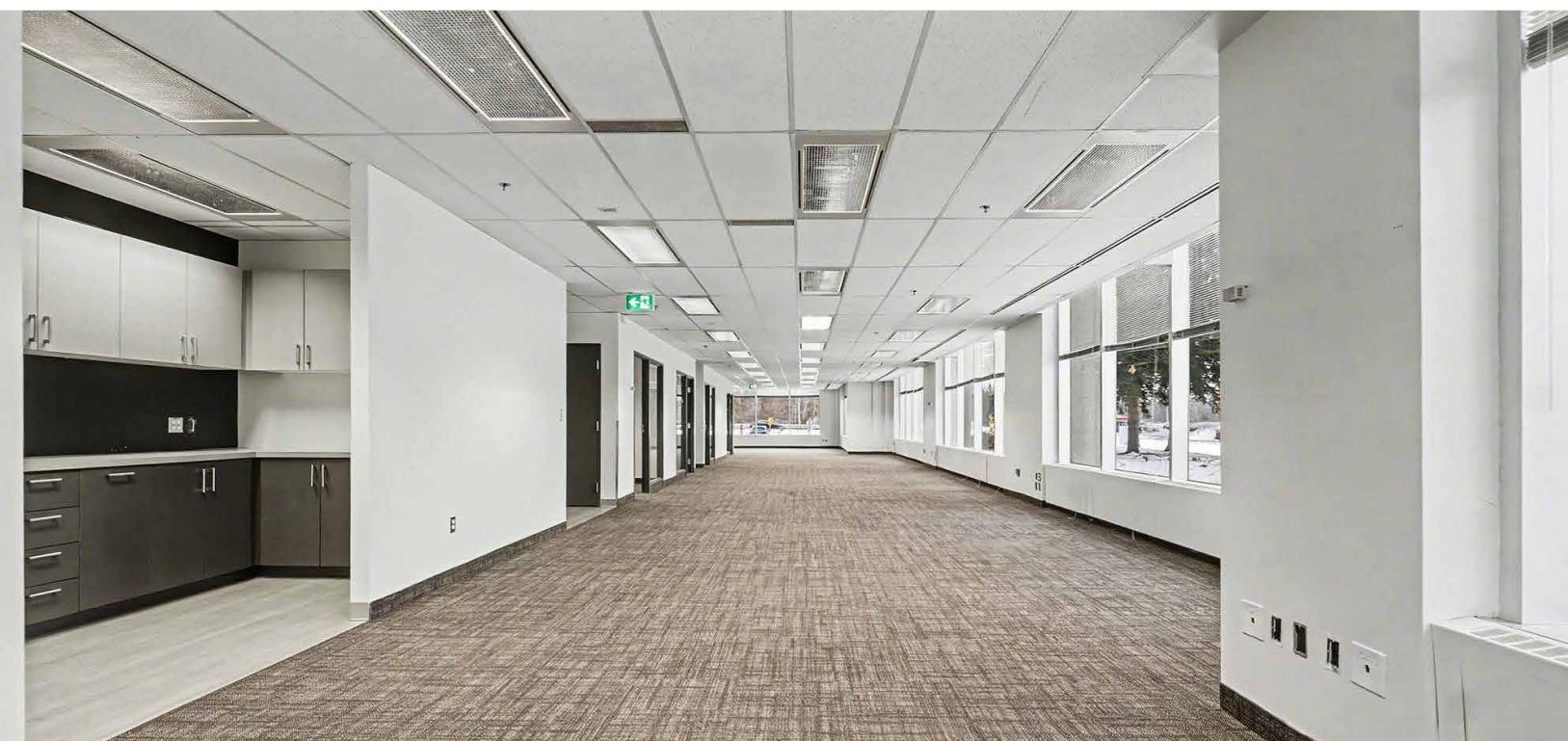


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NEARBY AMENITIES



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