



OFFICE SPACE FOR LEASE

2 | GURDWARA RD
SUITE 300 OTTAWA, ONTARIO



INSIDE EDGE
PROPERTIES
BROKERAGE

FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM

613.226.9902



2 GURDWARA ROAD, SUITE 300

UP TO 16,357 SQ.FT.

OFFICE SPACE FOR LEASE

DEMISING OPTIONS AVAILABLE

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

5,418 SQ.FT. 1,294 SQ.FT. 2,878 SQ.FT. 1,885 SQ.FT. 1,967 SQ.FT. 2,915 SQ.FT.



AMPLE
ON-SITE
PARKING



BUILDING
SIGNAGE RIGHTS
AVAILABLE



MINUTES
TO
AIRPORT



PROXIMITY TO
HOTELS &
RESTAURANTS



VEHICULAR
TRAFFIC
80,000/DAY

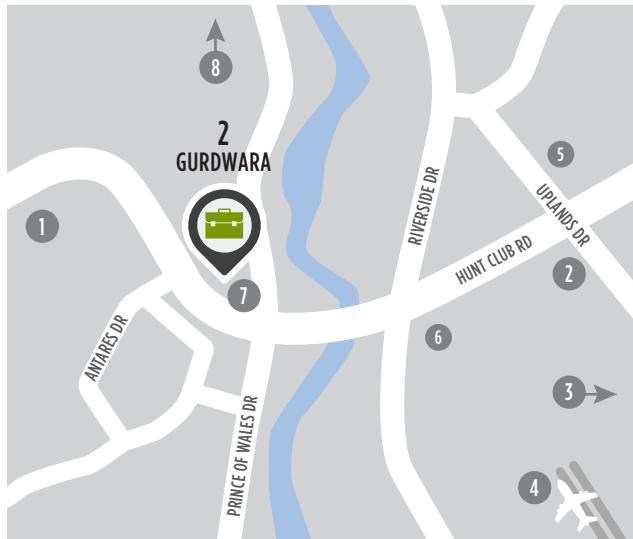


CLOSE TO
PUBLIC
TRANSIT

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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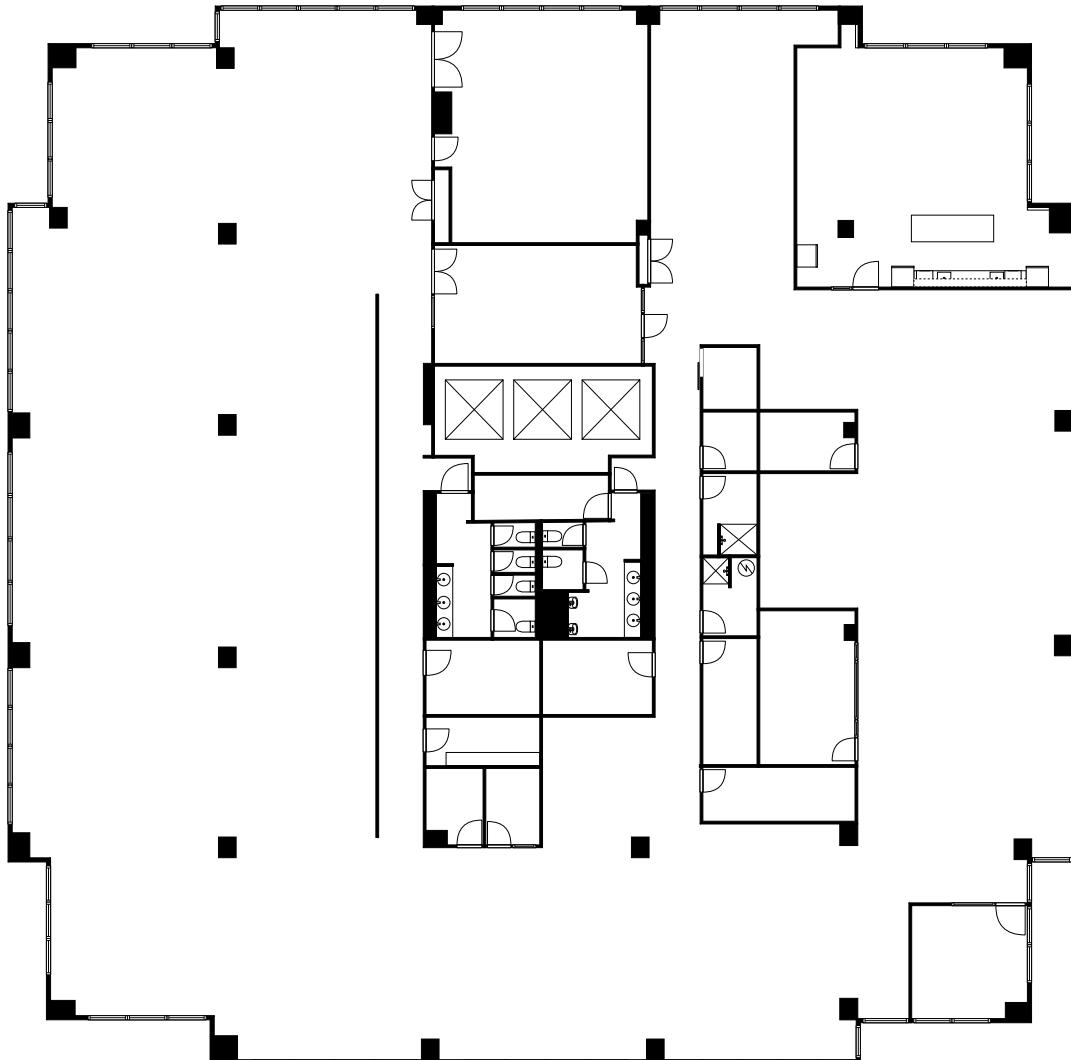
FLOORPLAN: AS BUILT



CLICK TO VIEW VR TOUR

SUITE 300

UP TO 16,357 SQ. FT.



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FLOORPLAN: PROPOSED DEMISING OPTIONS



CLICK TO VIEW VR TOUR

300 A 5,418 SQ.FT.

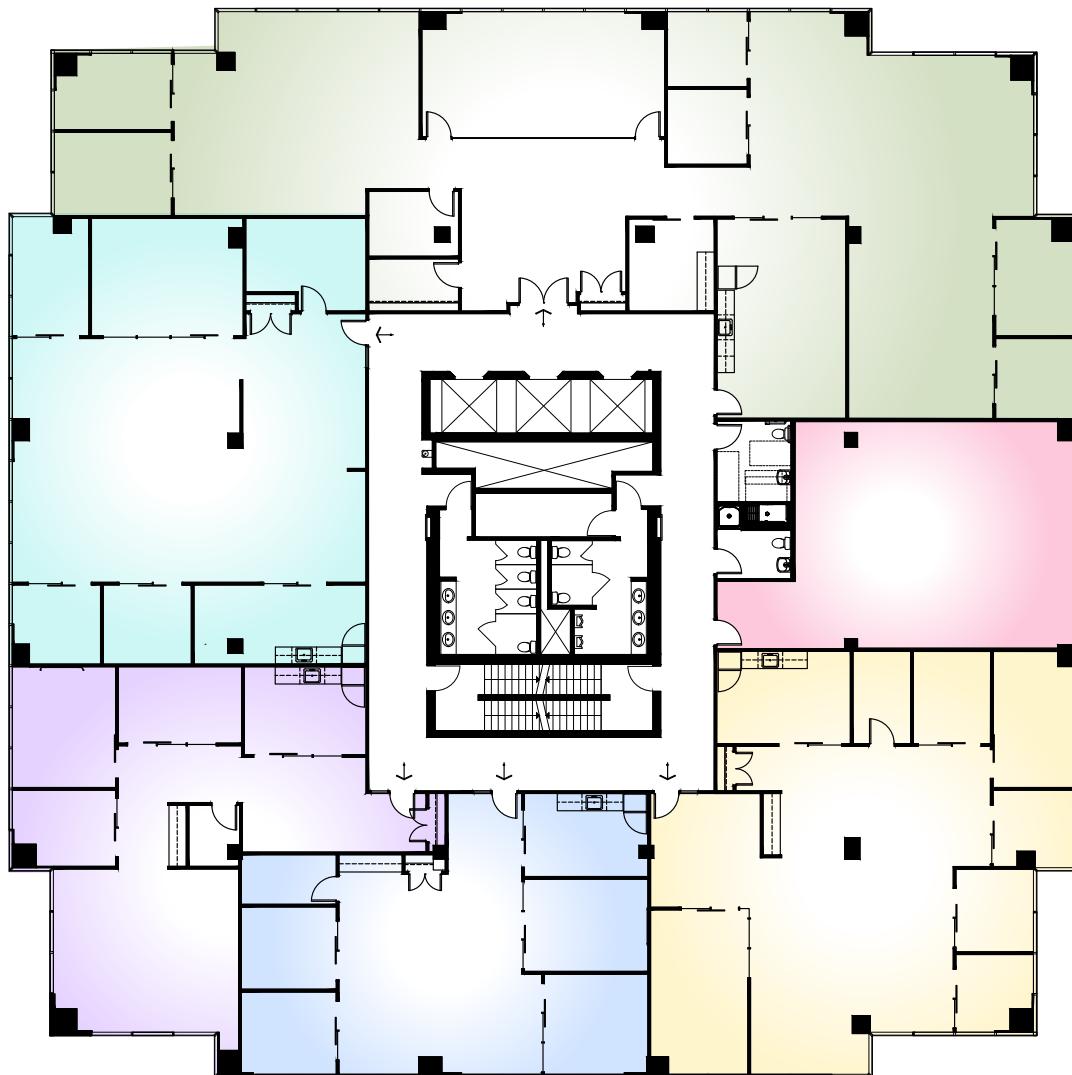
300 B 1,294 SQ.FT.

300 C 2,878 SQ.FT.

300 D 1,885 SQ.FT.

300 E 1,967 SQ.FT.

300 F 2,915 SQ.FT.

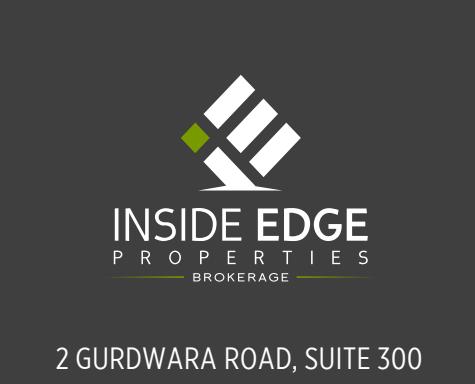


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NEARBY AMENITIES



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