



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




INSIDE EDGE
PROPERTIES
BROKERAGE

2 GURDWARA ROAD, SUITE 300



UP TO 16,356 SQ.FT.

OFFICE SPACE FOR LEASE

BASIC RENT	\$16.00 PSF
ADDITIONAL RENT	\$19.25 PSF (2024 ESTIMATE)
INCLUDED	UTILITIES & IN-SUITE JANITORIAL
AVAILABILITY	IMMEDIATELY
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

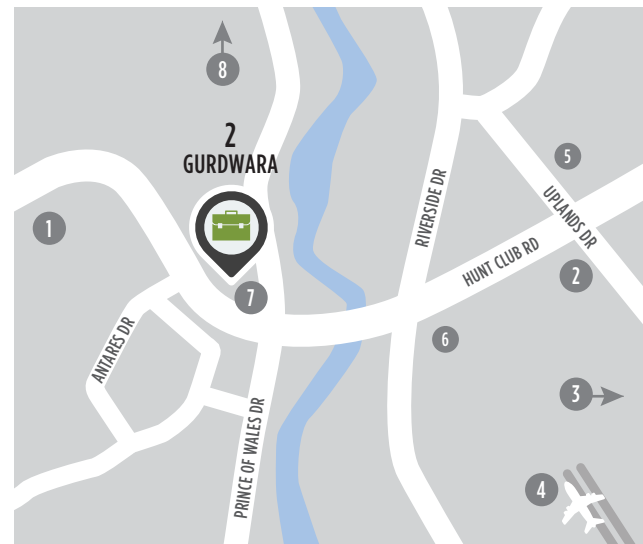


CLOSE TO
PUBLIC
TRANSIT

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



FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM
613.226.9902

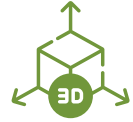


INSIDE EDGE
PROPERTIES
BROKERAGE

2 GURDWARA ROAD, SUITE 300

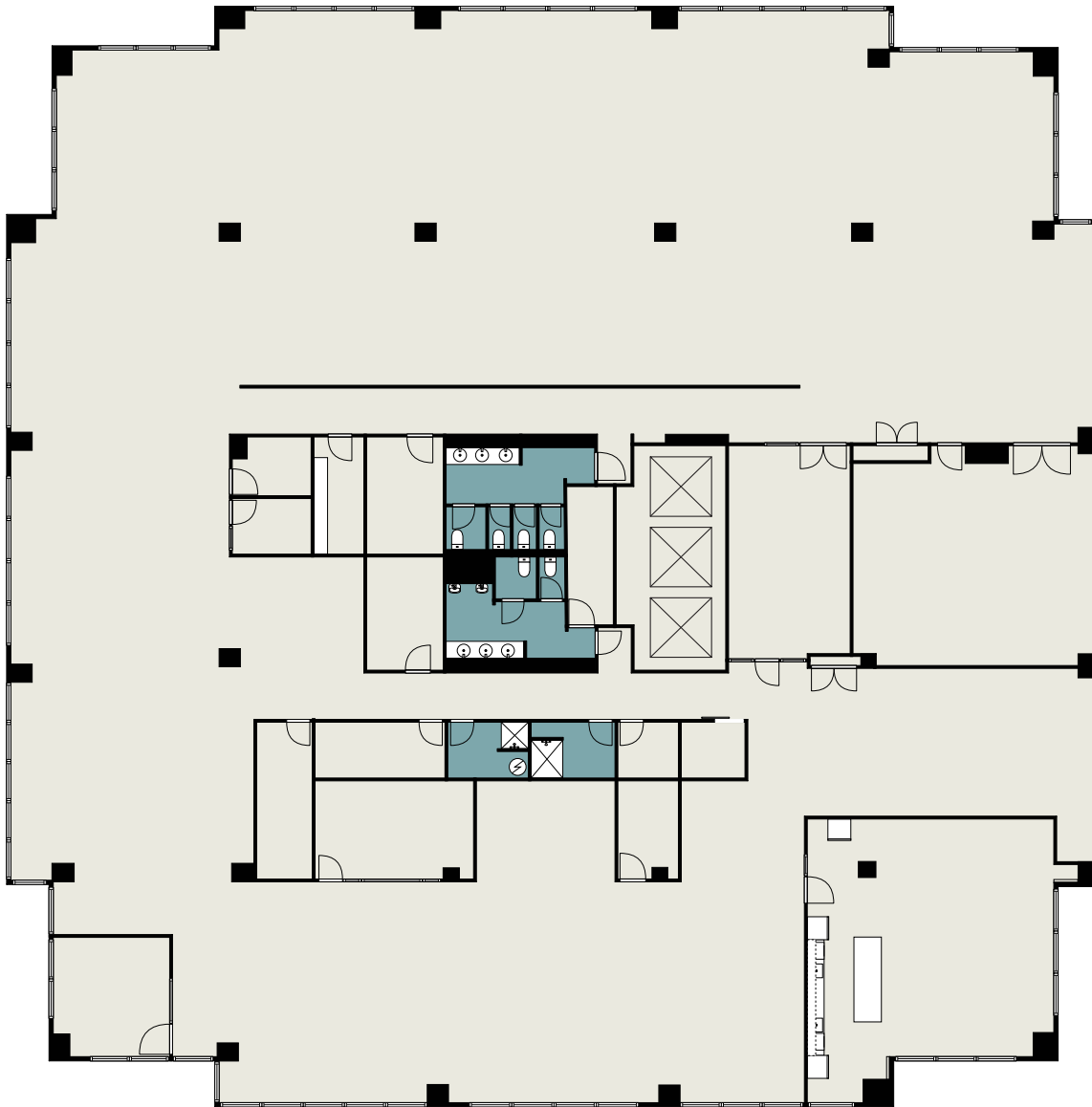


FLOORPLAN



[CLICK TO VIEW VR TOUR](#)

SUITE 300
UP TO 16,356 SQ. FT.



FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM
613.226.9902



INSIDE EDGE
PROPERTIES
BROKERAGE

2 GURDWARA ROAD, SUITE 300



FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM
613.226.9902



INSIDE EDGE
PROPERTIES
BROKERAGE

2 GURDWARA ROAD, SUITE 300



NEARBY AMENITIES



FOR INQUIRIES, PLEASE CONTACT:
LEASING@IEPROPERTIES.COM
613.226.9902