



**OFFICE SPACE FOR LEASE**

**2**

**GURDWARA RD**

SUITES 112 & 300 - OTTAWA, ONTARIO



FOR INQUIRIES, PLEASE CONTACT:  
[LEASING@IEPROPERTIES.COM](mailto:LEASING@IEPROPERTIES.COM)

613.226.9902




**INSIDE EDGE**  
PROPERTIES  
BROKERAGE

2 GURDWARA ROAD, SUITES 112 & 300



UP TO  
**23,067** SQ.FT.

OFFICE SPACE FOR LEASE

BASIC RENT .....	\$16.00 PSF
ADDITIONAL RENT .....	\$23.08 PSF (2025 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

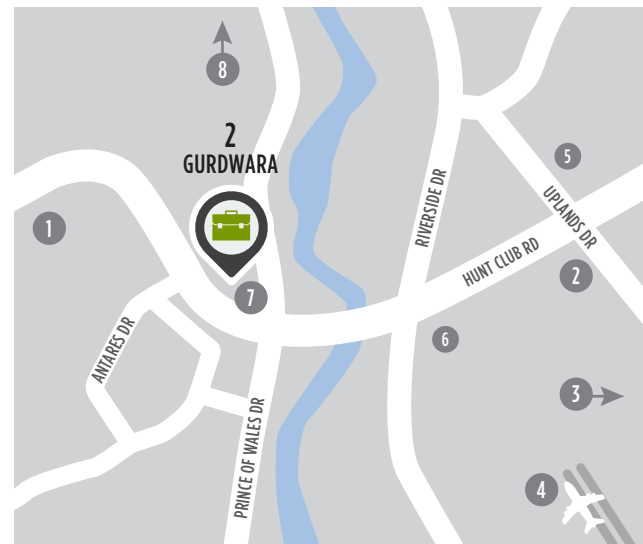


CLOSE TO  
PUBLIC  
TRANSIT

## 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) |



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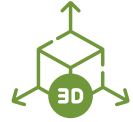


**INSIDE EDGE**  
PROPERTIES  
BROKERAGE

2 GURDWARA ROAD, SUITE 112

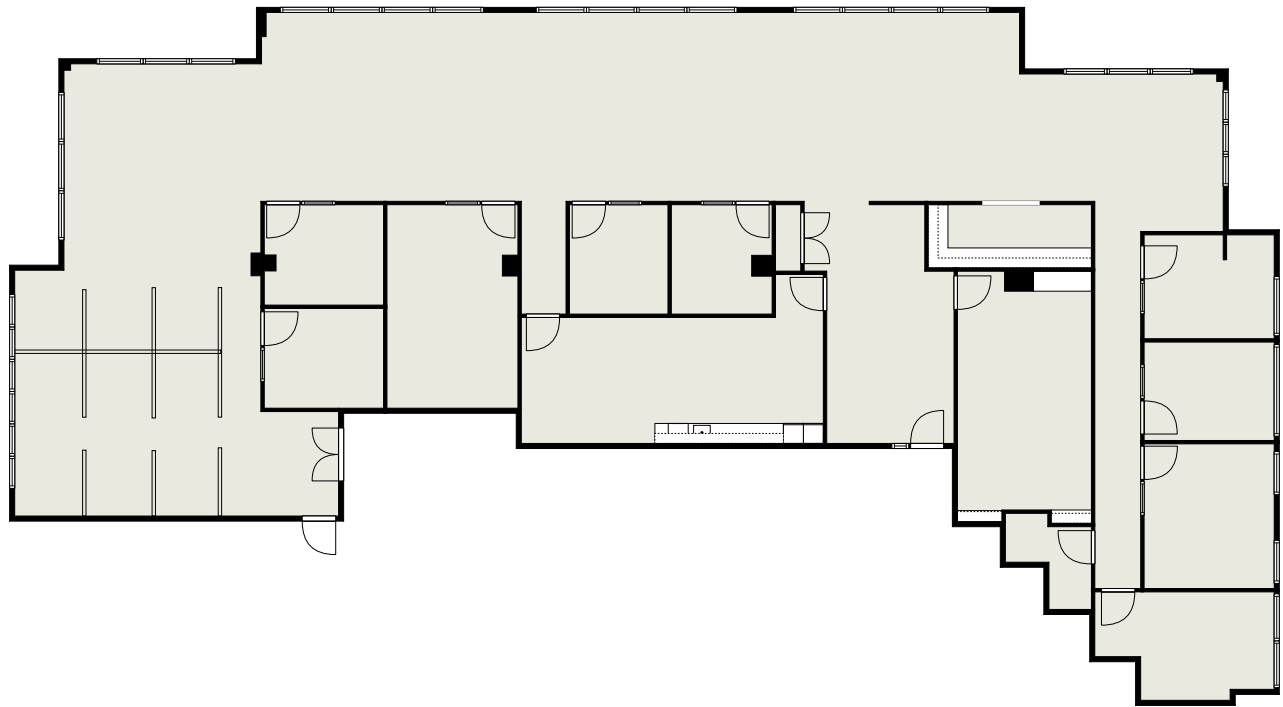


# FLOORPLAN



[CLICK TO VIEW VR TOUR](#)

**SUITE 112**  
6,711 SQ. FT.

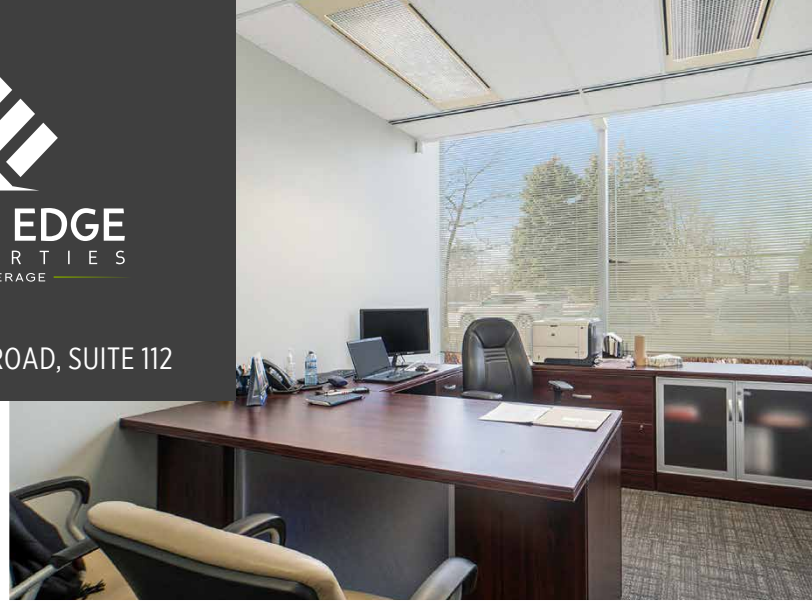


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**INSIDE EDGE**  
PROPERTIES  
BROKERAGE

2 GURDWARA ROAD, SUITE 112



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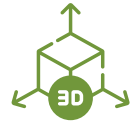


**INSIDE EDGE**  
PROPERTIES  
BROKERAGE

2 GURDWARA ROAD, SUITE 300

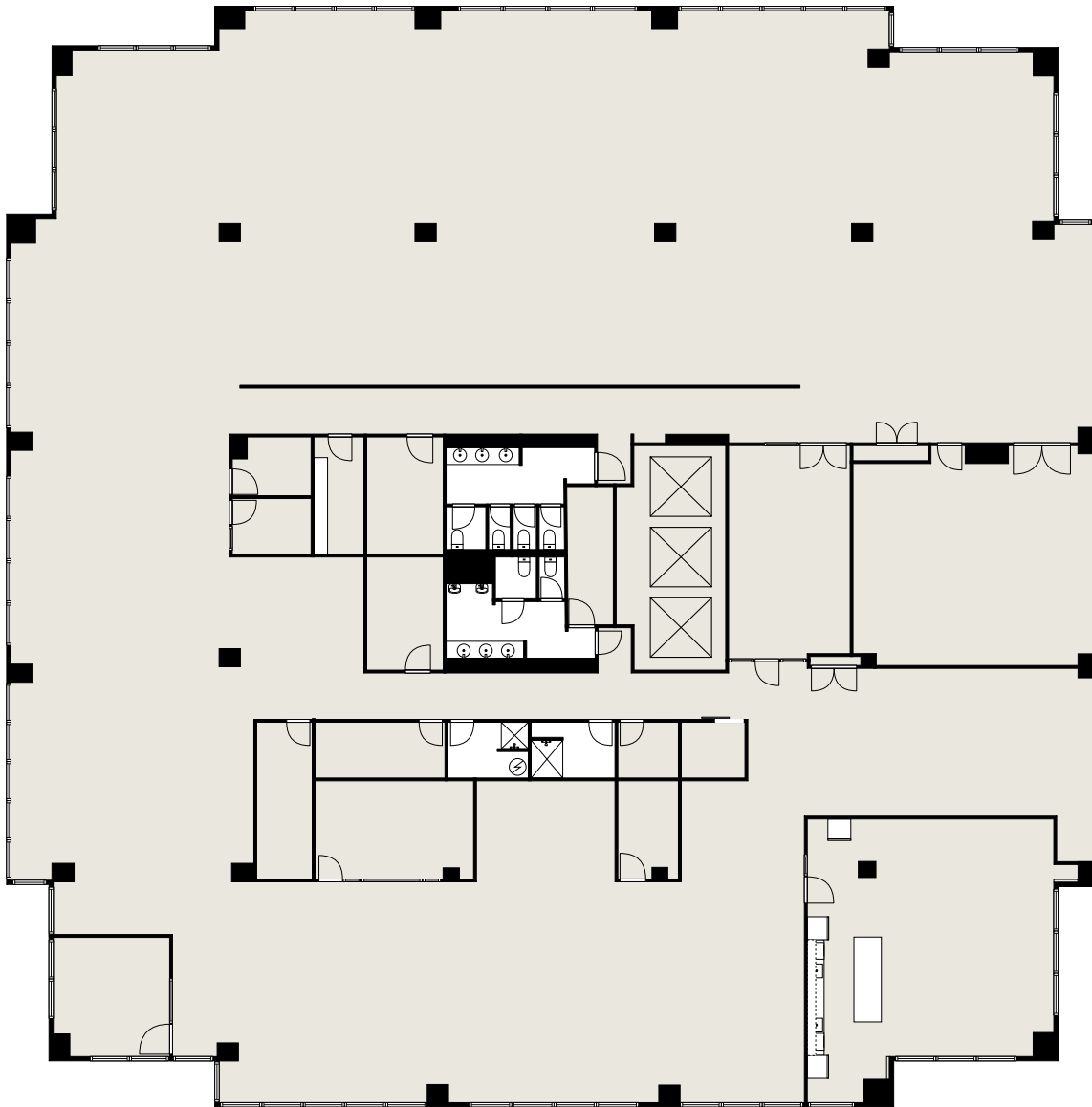


# FLOORPLAN



[CLICK TO VIEW VR TOUR](#)

**SUITE 300**  
UP TO 16,356 SQ. FT.



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**INSIDE EDGE**  
PROPERTIES  
BROKERAGE

2 GURDWARA ROAD, SUITE 300



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**INSIDE EDGE**  
PROPERTIES  
BROKERAGE

2 GURDWARA ROAD



## NEARBY AMENITIES



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