



Sublease Available East Submarket

**5380 Canotek Road
Unit 19-21, 23, 25
Ottawa ON, K1J 1H7**

Space Profile

Premises	19-21, inclusive 23, 25
RSF	5,423 RSF
Rental Rate	Please Contact
Additional Rent	\$8.10 (Est. 2024)
Availability	Immediate
Term	Until 02/28/2031
Parking	1.70/1,000
Zoning	IL2 H(14)

Map



Features

- East end flex space with excellent highway 417 access.
- Close to an equal allocation of office and high-bay warehouse space.
- Fit up currently includes a commercial prep kitchen, many offices and meeting rooms, kitchenette and reception.
- 3 drive in loading doors
- Ample parking
- Ample power
- Additional Rent includes water. Hydro is fixed and depends on the tenant's use. Gas is paid directly to the utility provider.

For More Information



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Sublease Premises



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Floor Plan (Approximate as-built)

