

Asking Price: \$ 5,645,000

20 COLONNADE RD.

OTTAWA, ON



CUSHMAN &
WAKEFIELD
Ottawa

20 COLONNADE RD.



OPPORTUNITY OVERVIEW

On behalf of the Vendor, Cushman & Wakefield Ottawa (the “Advisor”) is pleased to offer for sale 20 Colonnade Road, Ottawa, ON (the “Property”). This well-located, professionally managed suburban office building presents an attractive opportunity for investors and owner-occupiers alike, with recent capital improvements supporting a modern, efficient work environment. Its strategic location offers excellent accessibility, transit service, and proximity to key amenities.

20 Colonnade Road is a 28,480 square foot standalone office building being offered fully vacant as of December 2025, offering a turnkey solution for an owner-occupier seeking a modern, full-building presence. The interior features a plug & play layout with a mix of open workspaces, enclosed offices, boardrooms, and on-site shower facilities. The building has benefited from significant upgrades, including a full roof replacement in 2020 and refreshed common areas. This property may be acquired individually or in conjunction with 14 Colonnade Road, providing flexibility for users or investors seeking additional scale in a high-demand submarket.

The property offers tenants and employees a prime location with quick and convenient access to major transportation routes, public transit, and a wide range of amenities. Situated in the Merivale Acres Business Park, it is near the retail hubs of Merivale Road and Hunt Club Road, which feature a variety of shopping centers, big box stores, and stand-alone sites offering food, fuel, grocery stores, fitness centres, and hotels. Additionally, it is just a 10-minute drive from the Ottawa Macdonald-Cartier International Airport.

INVESTMENT HIGHLIGHTS



STRATEGIC LOCATION

The Property is strategically located in the Merivale Acres Business Park, providing convenient access to major transportation routes and a wide array of amenities. Situated near the Merivale Road and Hunt Club Road retail corridors, the property benefits from proximity to restaurants, grocery stores, fitness centers, hotels, and shopping options. Centrally positioned, the Property is easily accessible from all parts of the city, just 20 minutes from Ottawa's Central Business District (CBD). It is also well-served by public transportation, with transit stops located right in front of the Property.



PROACTIVE CAPITAL PROGRAM

The Property has benefited from a proactive capital management program, with the Vendor investing in capital replacements and upgrades, thus mitigating near-term capital expenditure requirements, including full roof replacement in 2020, offering a significant advantage to prospective purchasers.



OWNER/OCCUPIER OPPORTUNITY

The Property presents a unique opportunity for owner-occupiers, offering the flexibility to utilize an entire building or a portion for their own use. With ample space for growth, and a fully furnished, modern plug & play environment, your company can establish its own presence.



VALUE-ADD INVESTOR OPPORTUNITY

The Property is fully leased through December 2025, providing stable short-term income and allowing investors time to plan for repositioning. After lease expiry, it will be offered vacant as a modern, fully furnished office space with open collaborative areas, private offices, and multiple boardrooms. The layout provides a true plug-and-play environment, ideal for either a single or multiple tenants, presenting a compelling value-add opportunity for investors seeking flexibility and future leasing upside.



PROFESSIONAL OWNER & MANAGEMENT

The Property is owned and managed by a reputable institutional company with over 20 years of experience and a significant footprint in the Ottawa region. Their professional management ensures top-tier maintenance and operations, delivering a well-maintained property. This makes it an attractive option for both investors and owner-occupiers, providing peace of mind to prospective buyers.

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PROPERTY HIGHLIGHTS

20 COLONNADE RD.

PROPERTY FEATURES

Municipal Address 20 Colonnade Road

Legal Description* PT LT 30, CON A RIDEAU FRONT, PART 2 ,
5R6799; NEPEAN
PIN: 040520350

Rentable Area 28,480 SF

Floors 2

Lot Size 82,764 SF / 1.9 acres (0.92 acres leased)

Parking 104 spaces

Year Built 1988

Zoning IG5 - General Industrial Zone

*Subject to change upon severance

PROPERTY AERIAL



Property Boundary Line*

- | | |
|---------------------|---|
| — 14 Colonnade Road | Leased area from Infrastructure Ontario |
| — 20 Colonnade Road | Leased area from Infrastructure Ontario |

20 COLONNADE RD.

AMENITIES MAP





Contact Info

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