

Approximately 2,158 SF of
Office Space

FOR SALE

Suite 102 – 30 Concourse Gate, Ottawa, ON



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PROPERTY DETAILS



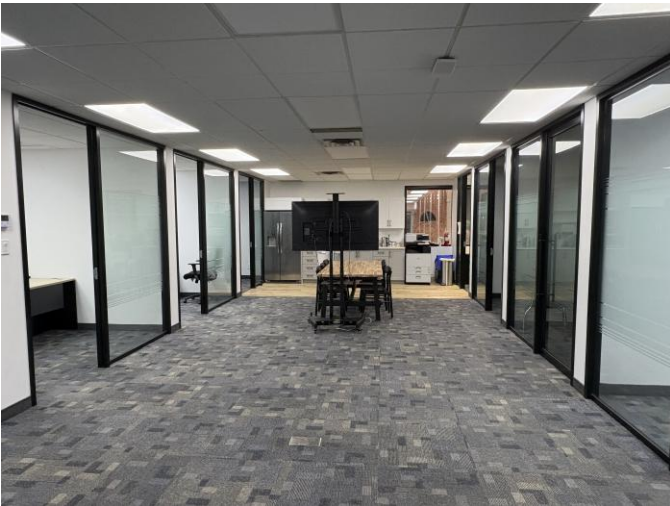
THE OFFERING

Recently renovated, Suite 102 at 30 Concourse Gate delivers a polished, move-in-ready office environment within Colonnade Business Park. Approximately 2,158 sq. ft., the suite is thoughtfully designed with nine private offices, a spacious open work area, a kitchenette, and a dedicated boardroom. The modern finishes and flexible layout make this an excellent option for teams seeking a professional and highly functional workspace.

PROPERTY OVERVIEW

Address	Suite 102, 30 Concourse Gate, Ottawa, ON K2E 7V7
Area	2,158 SF (approx.)
Price	\$692,500.00
Additional Costs	Annual Property Taxes (2025): \$8,539.88 Annual Condo Fees (2026): \$16,751.88
Possession	Immediately
Zoning	IG5

INTERIOR FEATURES



LOCATION

30 Concourse Gate is located in Colonnade Business Park in Ottawa's Nepean area. It is a well-established hub offering a mix of office, warehouse, and light industrial spaces. It is conveniently located near Merivale Road, Prince of Wales Drive, and West Hunt Club Road, with good access to highways, the airport, and public transit.



Costco Wholesale
6-minute drive



Ottawa Airport (YOW)
20-minute drive



RONA+
8-minute drive



Thai Express, Five Guys, Panera Bread, Mandarin, Baton Rouge Grillhouse & Bar
9-minute drive

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