

# CLASS “A” OFFICE SPACE FOR LEASE



310 HUNT CLUB ROAD  
SUITE 201

# OFFERING SUMMARY

| AVAILABILITY | SPACE USE    | SIZE                | BASE RENT | ADDITIONAL RENT                    |
|--------------|--------------|---------------------|-----------|------------------------------------|
| Immediate    | Office Space | Up to 4,741 Sq. Ft. | \$18.00   | \$15.25 + utilities<br>(2026 Est.) |

## PROPERTY HIGHLIGHTS

- Demising options available: 2,786 square feet and 1,955 square feet
- Can be combined to provide up to 4,741 square feet of contiguous space
- Conveniently located along Hunt Club Road, just minutes from the Ottawa International Airport
- Beautiful two-storey lobby, completely renovated in 2024
- Pylon signage available, exposing your business to approximately 33,000 vehicles per day
- Outdoor BBQ area available for tenant’s use
- Existing improvements include eight enclosed offices, two open-concept work areas, two boardrooms, a kitchen/lunchroom and a storage room
- Parking available: Four parking spots per 1,000 square feet
- Public transit available at the property, serviced by bus routes: 116, 197 and 198.

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# FLOOR PLAN





# MAP



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