

CLASS “A” OFFICE SPACE FOR LEASE



310 HUNT CLUB ROAD
SUITE 201

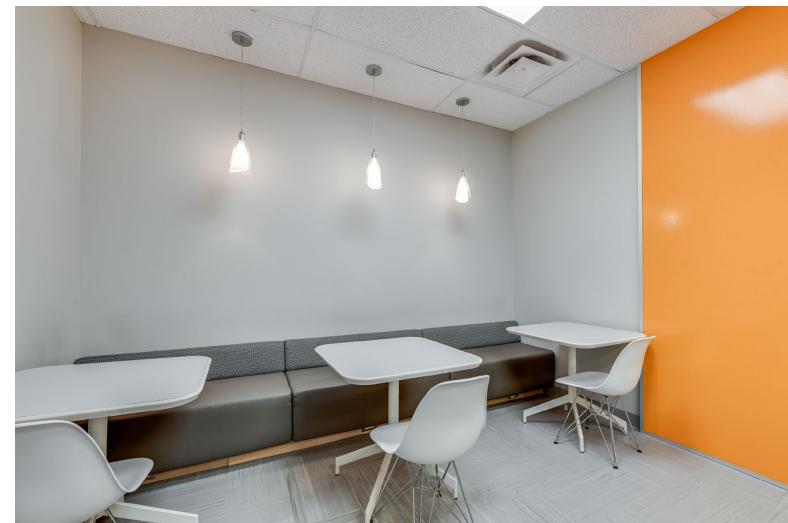
OFFERING SUMMARY

AVAILABILITY	SPACE USE	SIZE	BASE RENT	ADDITIONAL RENT
Immediate	Office Space	Up to 4,741 Sq. Ft.	\$18.00	\$15.25 + utilities (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.

310 HUNT CLUB ROAD
SUITE 201



310 HUNT CLUB ROAD
SUITE 201

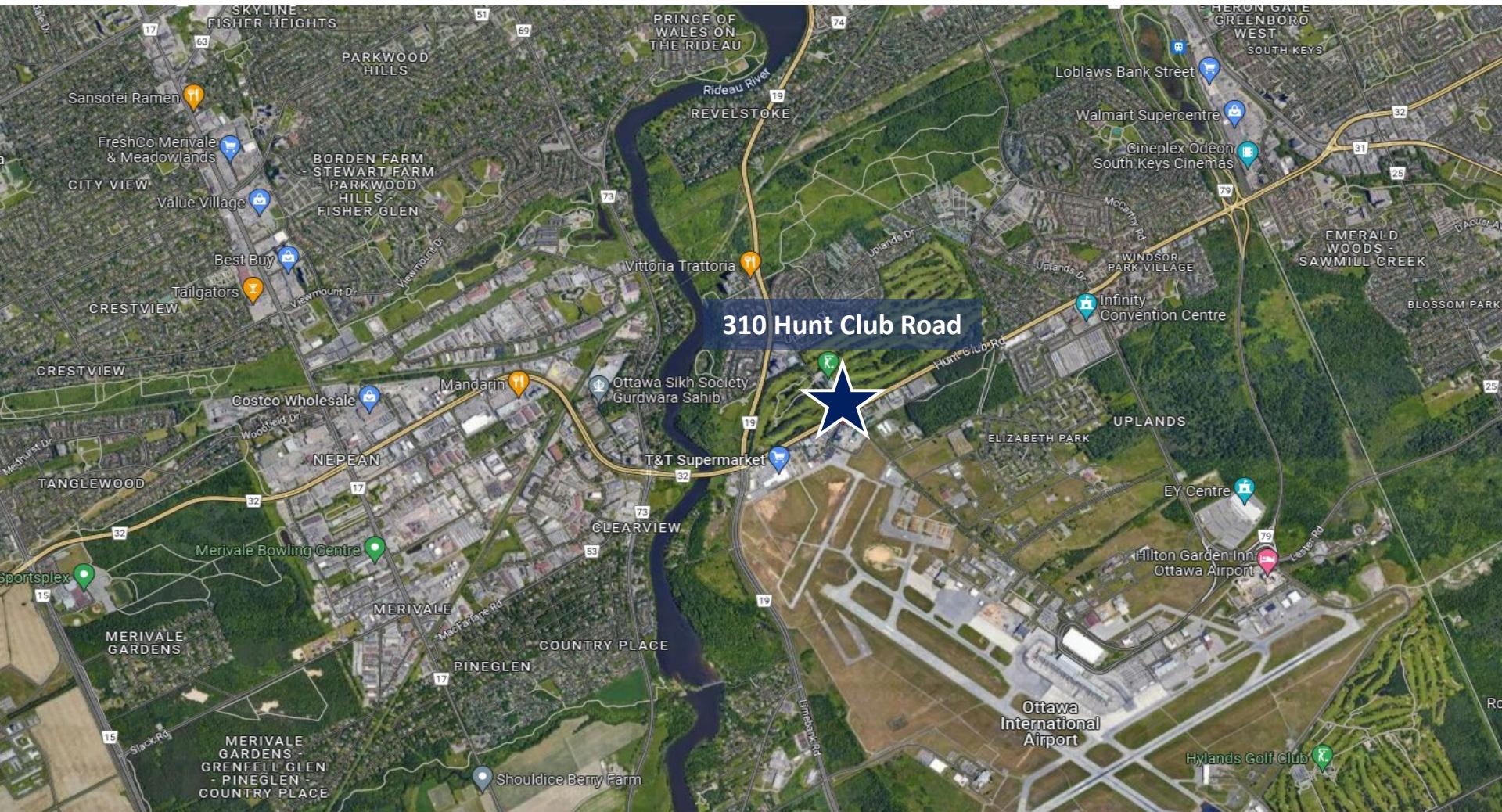


310 HUNT CLUB ROAD
SUITE 201

FLOOR PLAN



MAP



**310 HUNT CLUB ROAD
SUITE 201**



Contact: Jennings Real Estate Brokerage Inc.

Andrew Eberhard | Broker of Record
613-709-0263 | aeberhard@jre.ca

Iryna Loshkarova | Sales Representative
613-413-1361 | iloshkarova@jre.ca

