

Approximately 1,227 SF of  
Office Space

# FOR SALE

Suite 205 – 30 Concourse Gate, Ottawa, ON



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Commercial Real Estate Advisors

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# PROPERTY DETAILS

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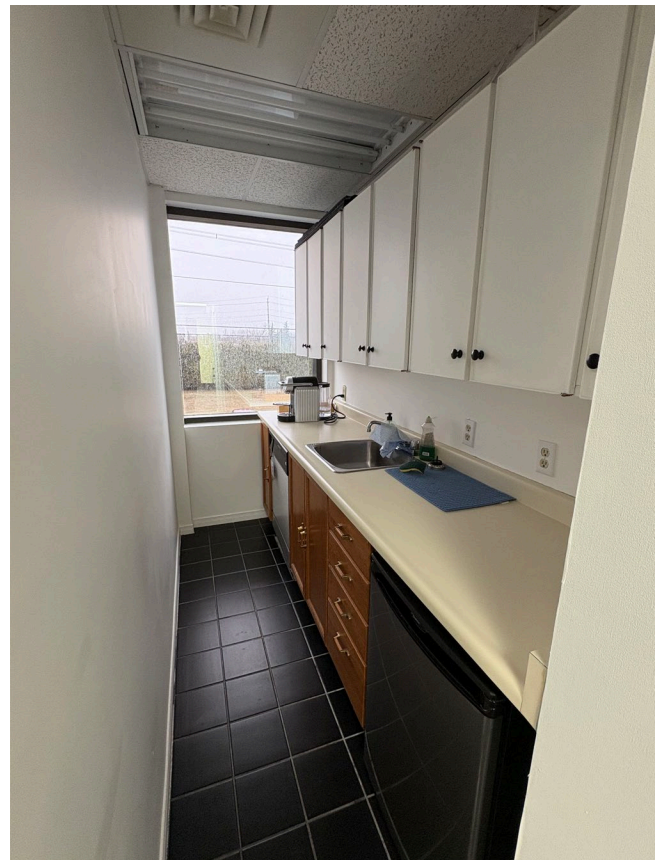
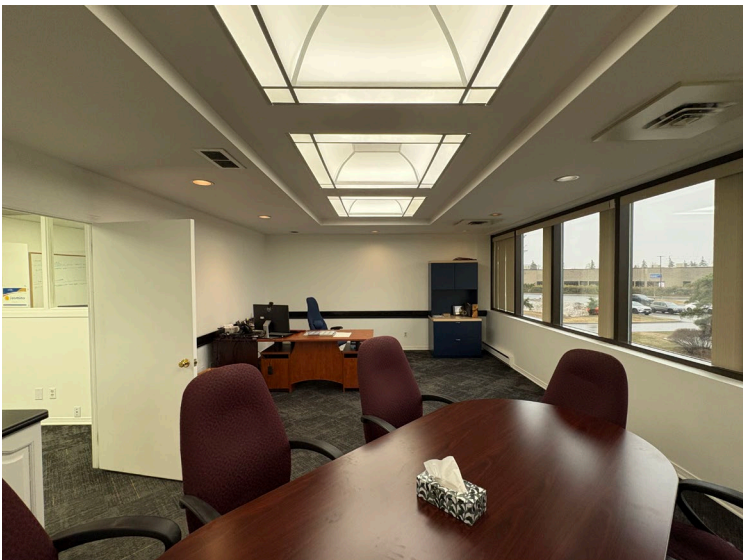
## THE OFFERING

Suite 205 at 30 Concourse Gate presents a turnkey opportunity for both owner-users and investors within the established Colonnade Business Park. This approximately 1,227 sq. ft. suite offers a functional and efficient layout, featuring three enclosed offices (or two offices plus a boardroom) along with a convenient kitchenette. Ideal for a range of professional uses, the space is well-positioned to support a growing business in a central, accessible location. This unit can be combined with adjacent Unit 200 for a total of 3,860 sq. ft., providing added flexibility for larger users or future growth.

## PROPERTY OVERVIEW

<b>Address</b>	Suite 205, 30 Concourse Gate, Ottawa, ON K2E 7V7
<b>Area</b>	1,227 SF (approx.)
<b>Price</b>	\$350,000.00
<b>Additional Costs</b>	Annual Property Taxes (2025): \$4,808.00 Annual Condo Fees (2026): TBC
<b>Possession</b>	Immediately
<b>Zoning</b>	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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