

Approximately 2,633 SF of
Office Space

FOR SALE

Suite 200 – 30 Concourse Gate, Ottawa, ON



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PROPERTY DETAILS



THE OFFERING

Suite 200 at 30 Concourse Gate offers an expansive and well-appointed office solution within Colonnade Business Park. Encompassing approximately 2,633 sq. ft., the unit features seven enclosed offices, a welcoming reception area, a boardroom, and a full kitchen. The layout supports a wide variety of business operations and can be combined with adjacent Unit 205 for a total of 3,860 sq. ft., providing added flexibility for larger users or future growth.

PROPERTY OVERVIEW

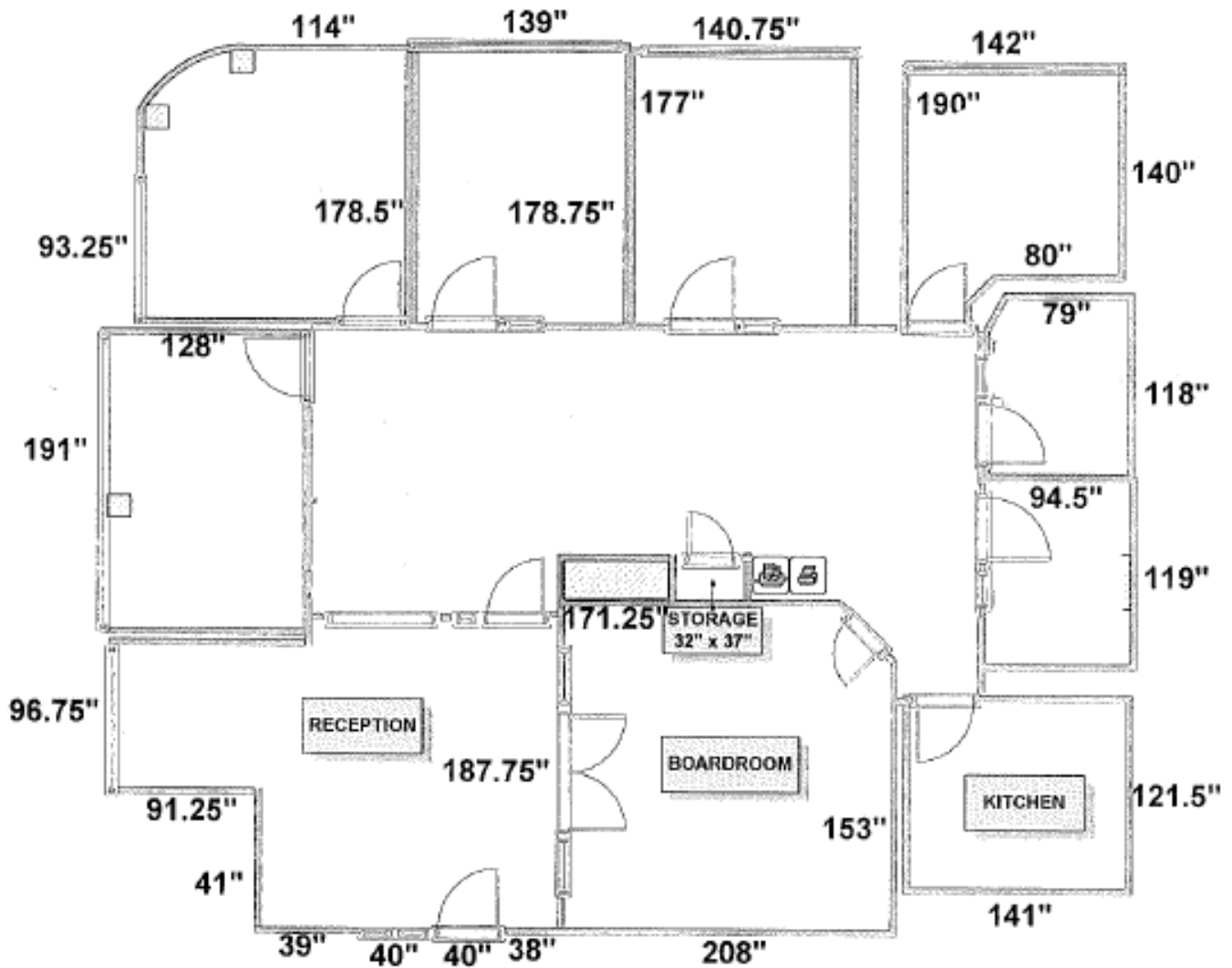
Address	Suite 200, 30 Concourse Gate, Ottawa, ON K2E 7V7
Area	2,633 SF (approx.)
Price	\$730,000.00
Additional Costs	Annual Property Taxes (2025): \$10,868.94 Annual Condo Fees (2026): \$20,346.96
Possession	Immediately
Zoning	IG5

INTERIOR FEATURES



FLOORPLAN

FLOOR PLAN
30 CONCOURSE, SUITE 200



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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