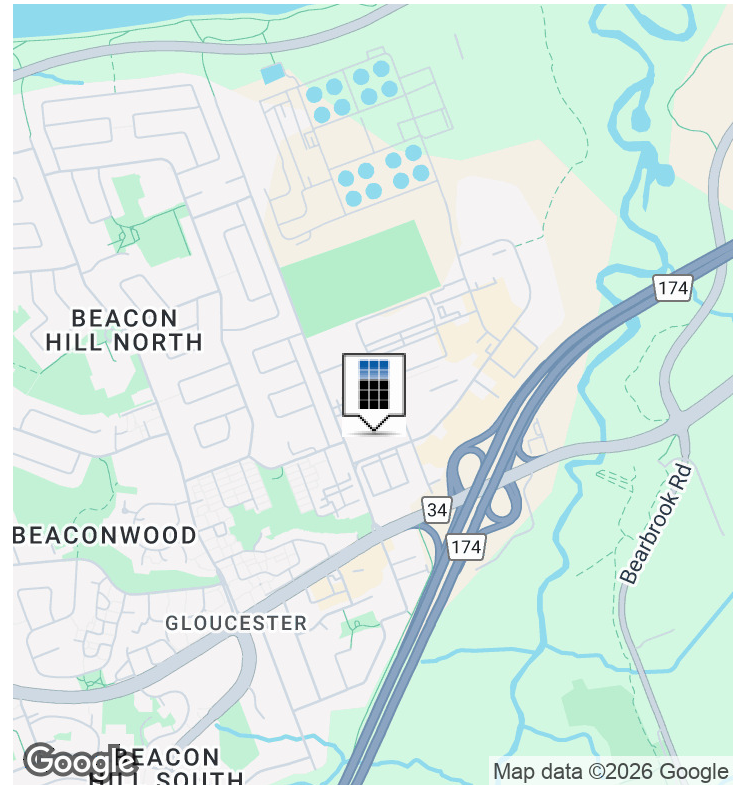


5307 CANOTEK ROAD – SUITE 204

OTTAWA, ON K1J 9M2



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Additional Rent:	20.72 SF/yr
Building Size:	39,093 SF
Available SF:	751 SF
Number of Units:	6
Year Built:	1990
Zoning:	GM H(11)
Market:	Ottawa
Submarket:	Gloucester

PROPERTY OVERVIEW

Highlighting a prime location in Canotek Business Park, this property at 5307 Canotek Road presents an exceptional leasing opportunity. Boasting a reception area with three offices, currently tailored for medical use, it offers a convenient setup for healthcare providers or other professionals. With easy access to Highways 417 and 174, a short drive to downtown Ottawa, free surface parking, professional property management, and the option for pylon signage, this well-appointed space caters to diverse business needs. Take advantage of this modern, well-maintained property, strategically positioned for success in Ottawa's thriving commercial landscape.

PROPERTY HIGHLIGHTS

- Reception area with 3 offices (2 have sinks installed)
- Currently built out for medical
- Short drive to downtown Ottawa
- Free surface parking for tenants and visitors
- Professionally managed building
- Pylon signage available for visibility
- Abundant natural light



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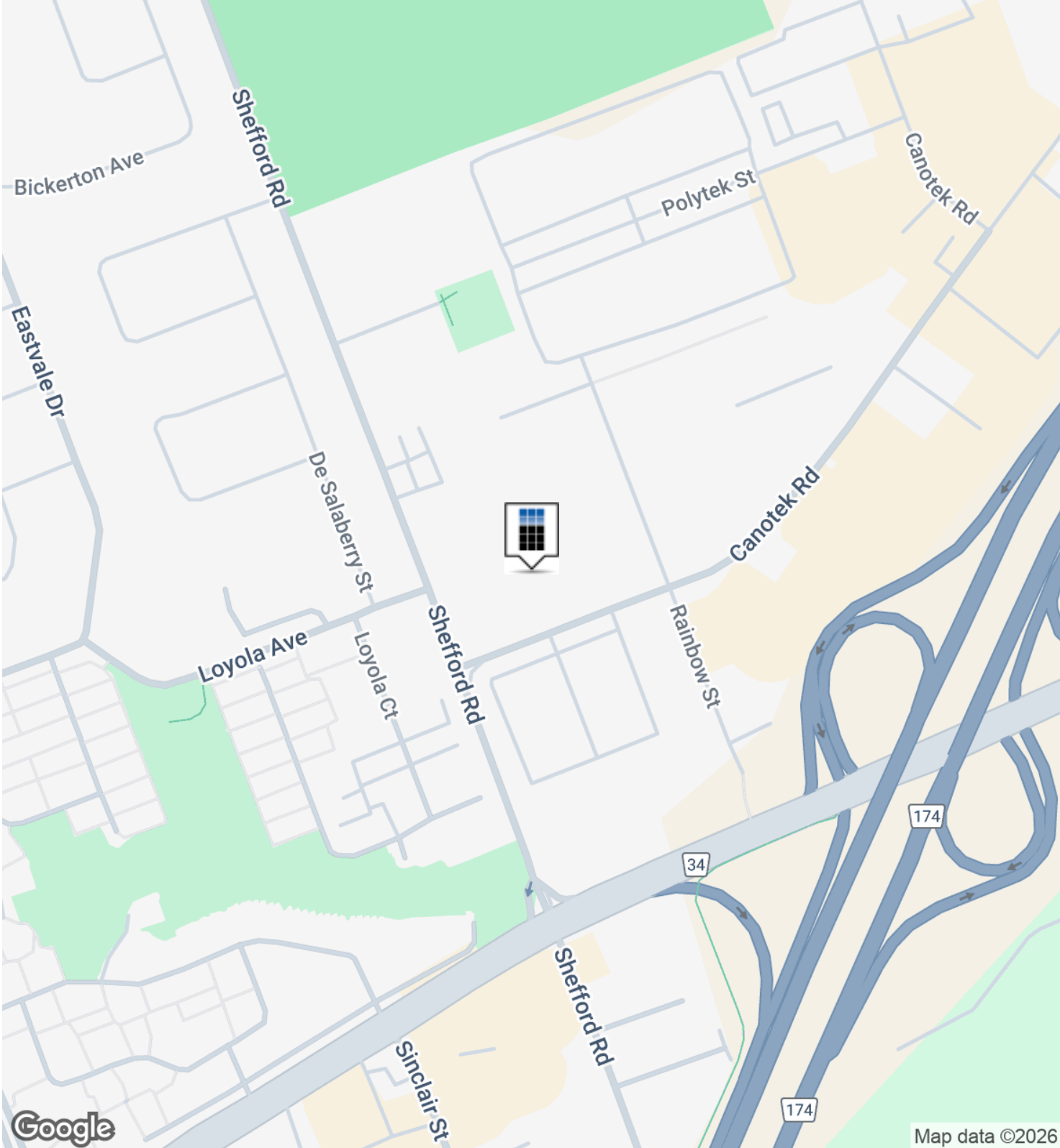
FOR LEASE

5307 CANOTEK ROAD

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SUCCESS IS WITHIN US



Google

Map data ©2026



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