

Office space in Canotek  
Industrial Park

# FOR LEASE

201-5510 Canotek Road, Ottawa ON



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# PROPERTY DETAILS



## THE OFFERING

Second floor walk-up space offers plenty of natural light. Conveniently located within the well known Canotek Industrial Park, 5510 Canotek offers convenient access to Highway 417 and other major arterials. Free parking on surface lot.

ADDRESS	5510 Canotek Road, Unit 201
SIZE	Approximately 1,200 SF
RENTAL RATE (NET)	\$9.00/SF
ADDITIONAL RENT	\$7.25/SF (2026)
AVAILABILITY	Immediate

## DEMOGRAPHICS

Radius	2 KM	5 KM	10 KM
Population (2023)	12,675	102,678	436,947
Population (2028)	14,025	114,918	484,533
Population (2033)	15,281	125,626	526,627
Daytime Population	14,607	102,230	471,496
Median Age	45	42.3	40.3
Average Household Income	\$117,589	\$110,247	\$104,360

# INTERIOR



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