



**CUSHMAN &
WAKEFIELD**

Ottawa

OFFICE SPACE FOR LEASE

GROUND FLOOR

10,948 SF

2ND FLOOR

10,947 SF

****FULL BUILDING
AVAILABLE***

53 Auriga Drive
Ottawa, ON



Property Overview

Turnkey Office Space for Lease – Class ‘A’ Freestanding Building

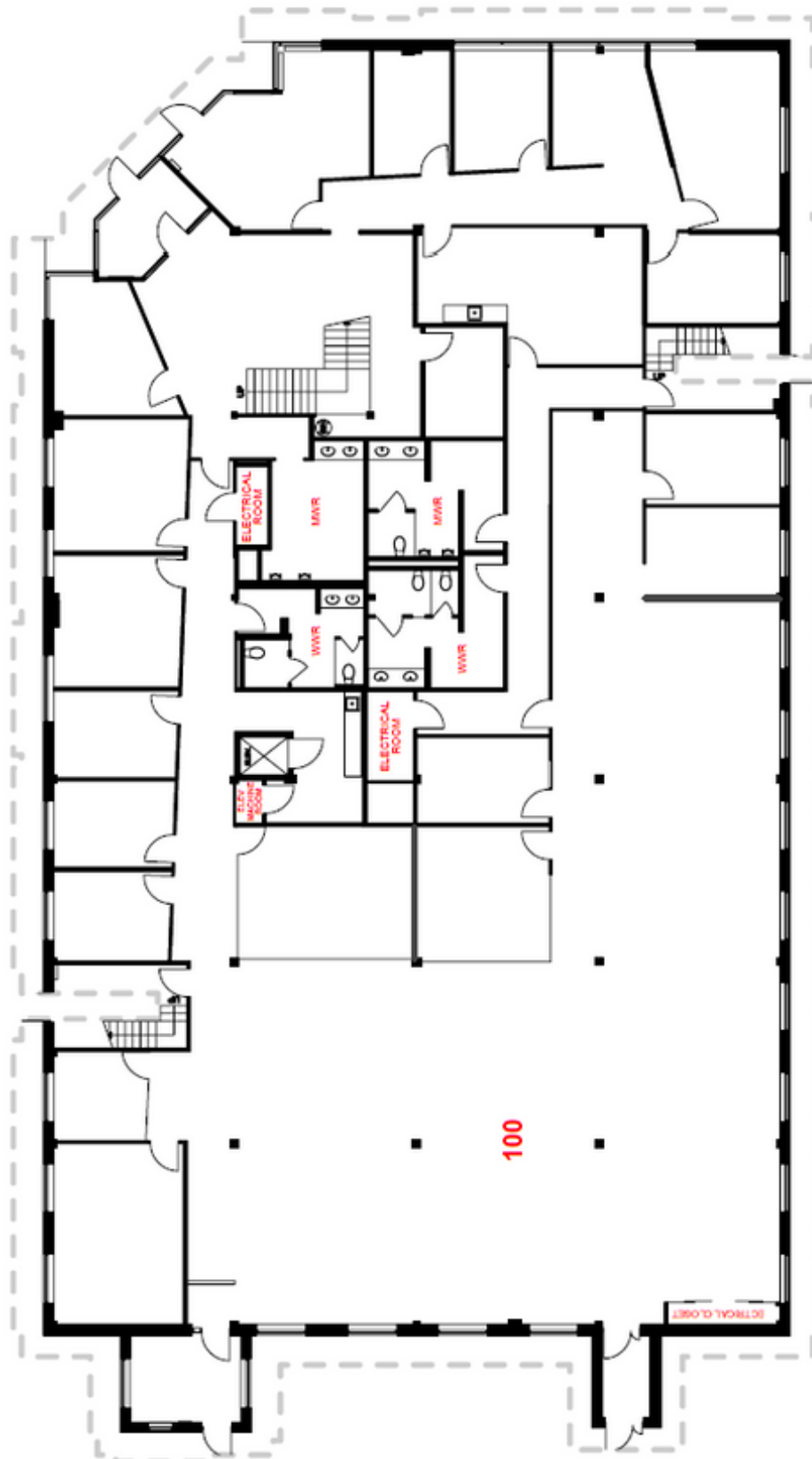
This Class A suburban office building is comprised of 21,895 sq. ft. of brand new built out office space over two floors that a user can immediately benefit from. Lots of exterior and interior glass makes this building bright throughout. Improvements include lots of interior glass walls and a mix of closed offices and open floor space, separate front and rear entrances, and quality carpet, window coverings and lighting. A fully paved parking lot with space for 80 vehicles is a huge benefit to this property. Convenient location near Hunt Club Road, Ottawa International Airport & Queen Elizabeth Drive. With bus access close by, getting employees to work is easy. Property can accommodate up to five tenants. Excellent space for Professional Services (Architects, Lawyers, Accountants, Construction or Contractors).

Available Suites	Ground Floor: 10,948 SF 2nd Floor: 10,947 SF
Net Rent:	Starting at \$16.00 PSF
Additional Rent:	\$12.50 PSF (2025 Est.)
Zoning:	IG5
Parking:	80 spaces
Available:	Immediately



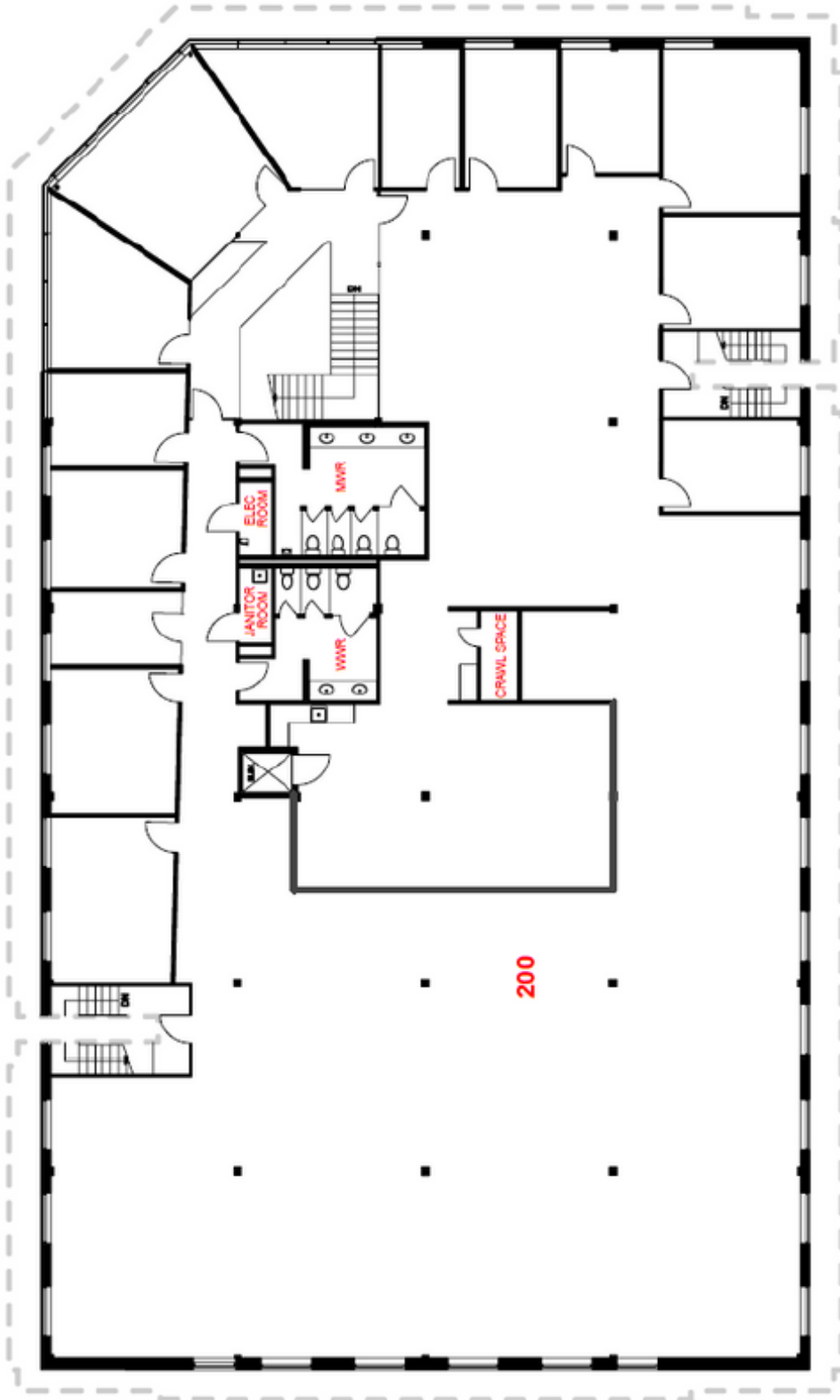
Gound Floor

10,948 SF



2nd Floor

10,947 SF



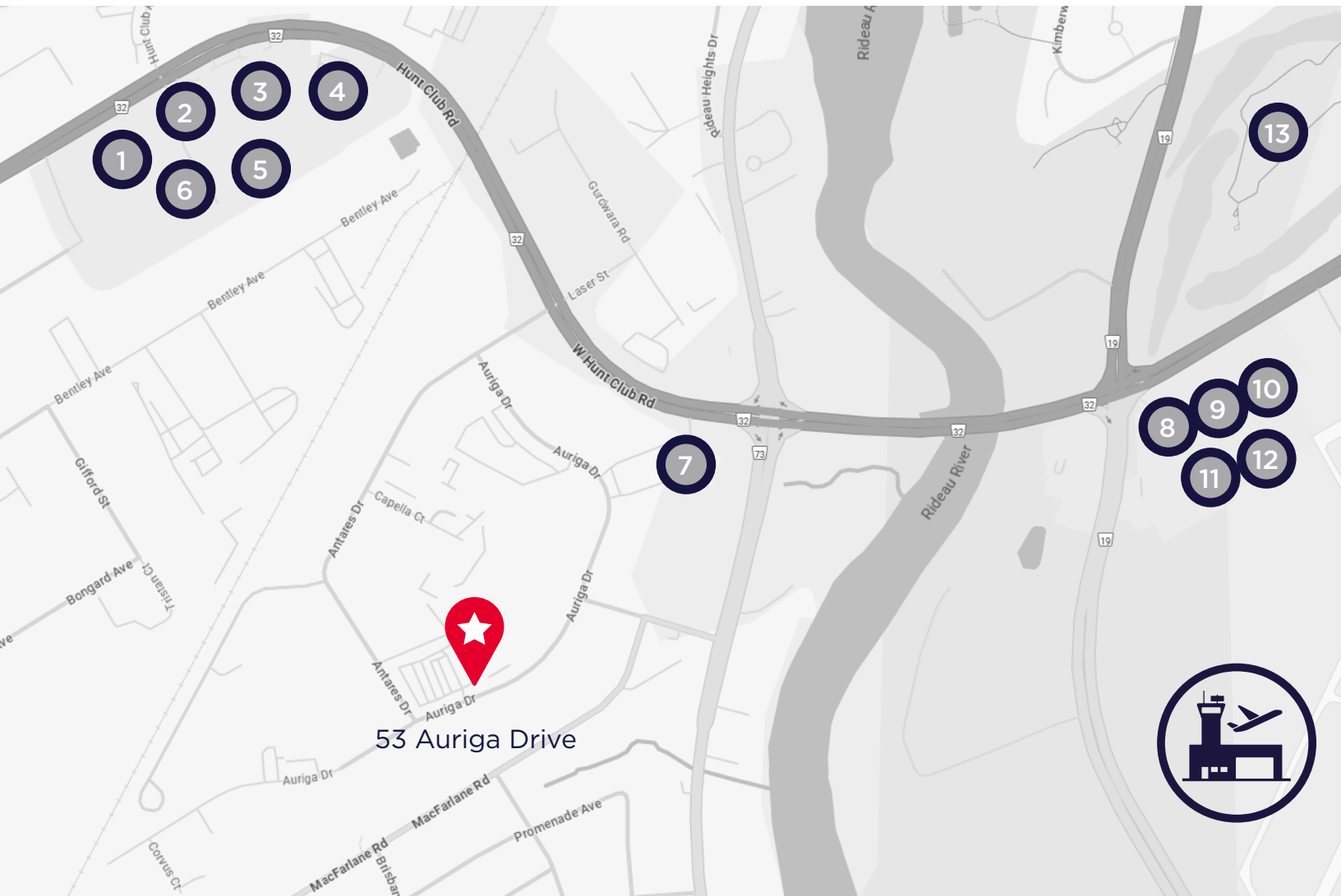


OFFICE UNITS CAN BE RENTED FURNISHED



Amenities within 2.5 km

1. Starbucks
2. Five Guys
3. Panera Bread
4. Jack's
5. Bâton Rouge
6. RONA+
7. Tim Hortons
8. Moxies
9. Second Cup
10. TD Canada Trust
11. T&T Supermarket
12. Anytime Fitness
13. Ottawa Hunt and Golf Course



JESSICA WHITING
Vice President
Sales Representative
613 780 1597
jwhiting@cwottawa.com



55 Metcalfe Street
Suite 400
Ottawa ON K1P 6L5
T +1 613 236 7777
F +1 613 236 5958
cwottawa.com

*Brokerage, Independently Owned & Operated / A Member of the Cushman and Wakefield Alliance
Cushman & Wakefield copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.*

*Strategically located
suburban building in the
heart of the Rideau Heights
Business Park.*

