

CLASS "A" OFFICE SPACE FOR LEASE



310 HUNT CLUB ROAD
SUITE 201

OFFERING SUMMARY

| AVAILABILITY | SPACE USE | SIZE | BASE RENT | ADDITIONAL RENT |
|--------------|--------------|------------------|-----------|---------------------|
| Immediate | Office Space | 2,786 – 9,807 SF | \$18.00 | \$18.91 (2025 Est.) |

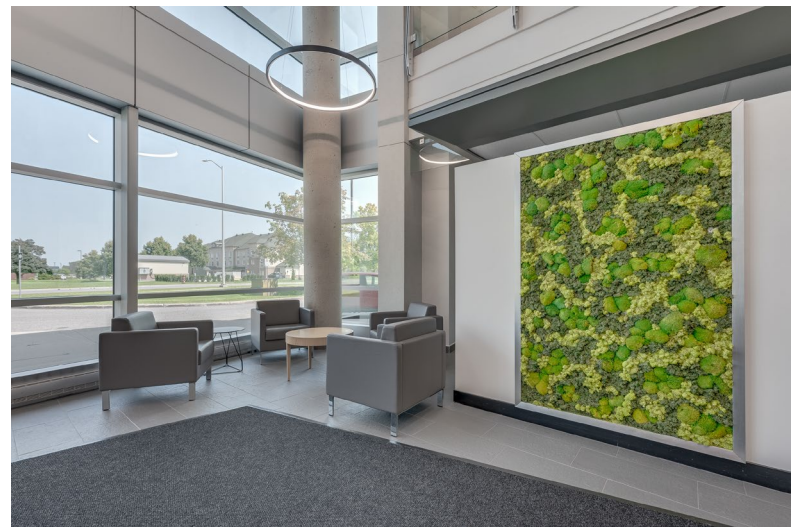
PROPERTY HIGHLIGHTS

- Conveniently located along Hunt Club Road, just minutes from the Ottawa International Airport
- Beautiful two-storey lobby, completely renovated in 2024
- Approximately 2,786 square feet of fully built-out space, with the option to add 7,021 square feet of office space
- Currently built out with 4 enclosed offices, open work area, boardroom, kitchen/lunchroom, and storage room
- Outdoor BBQ area available for tenant's use
- Pylon signage available, exposing your business to approximately 33,000 vehicles per day
- Parking ratio: 4:1,000 square feet
- Grade level loading available for tenant's use

310 HUNT CLUB ROAD
SUITE 201



310 HUNT CLUB ROAD
SUITE 201



310 HUNT CLUB ROAD SUITE 201

FLOOR PLAN





310 HUNT CLUB ROAD SUITE 201



Contact: Jennings Real Estate Brokerage Inc.

Andrew Eberhard | Broker of Record
613-709-0263 | aeberhard@jre.ca

Iryna Loshkarova | Sales Representative
613-413-1361 | iloshkarova@jre.ca

