



**For Lease**

2260 Walkley Road, Suite 200 & 208, Ottawa, ON

# Modern and bright office space available

The property is situated in the Heron Gate neighbourhood, just east of the Bank Street South commercial corridor.

Easily accessible by car and public transit, and there is ample parking available on-site for customers.

- Corner suites with abundance of natural light
- Open workspace for cubes and collaboration areas
- Bright, welcoming main lobby
- Accessible by elevator

Net Rent:

**\$14.00**  
PSF



Professionally  
Managed  
Building



Parking  
on site

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# Property Overview

**Address:** 2260 Walkley Road. Suites 200 & 208

**Rentable Area:** Suite 200: 8,313 SF  
Suite 208: 2,543 SF

**Net Rent:** \$14.00 PSF

**Additional Rent:** \$16.92 PSF (2024)

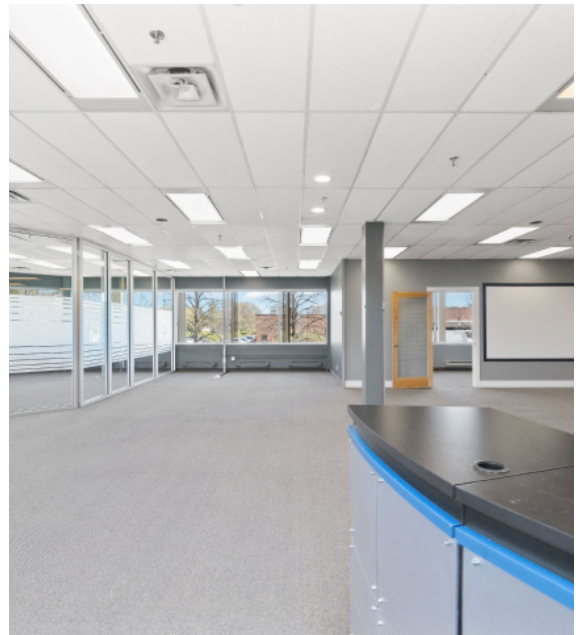
**Parking:** 4:1,000 SF

**Occupancy:** Immediately

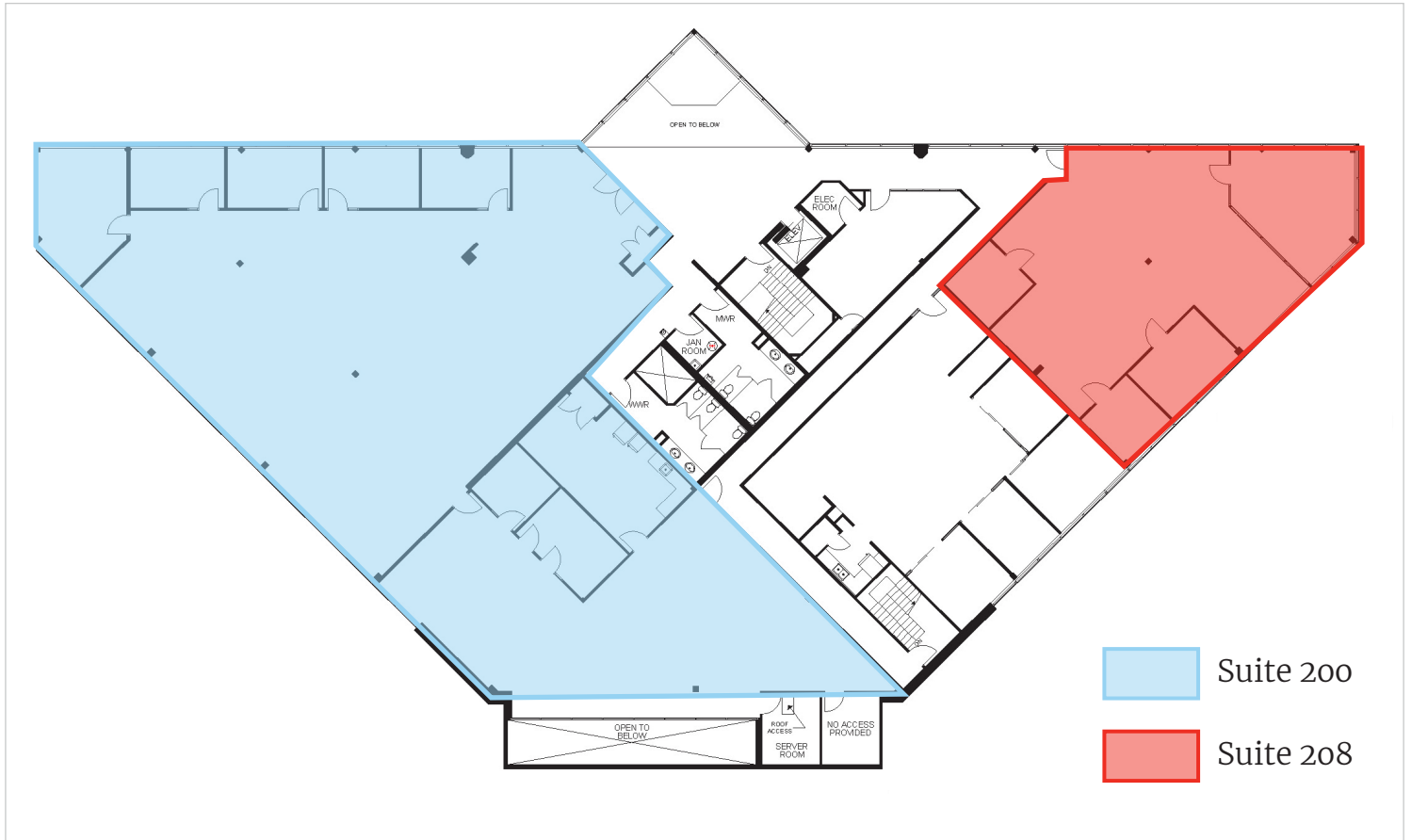
**Comments:** Suite 200: Mix of open and enclosed areas, kitchenette and meeting room

Suite 208: Large meeting room and two private offices; Open workspace for cubes and collaboration areas





# Floorplan



## Features

- Free visitor parking available
- Improvements to landscaping and parking lot underway
- Pylon signage available
- Short walk to public transportation
- Lots of amenities nearby
- Easy access to Highway 417



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