



# Office Space **FOR LEASE**

223 Colonnade Road,  
Ottawa

## **Integrity. Dedication. Professionalism**

District Realty  
Corporation Brokerage  
**districtrealty.com**

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# 223 Colonnade Road

Ottawa

## Price

\$15.00/sf

## OPC

\$15.71/sf



## Key Features

**Zoning** IM                      **Parking Ratio** 1/260 SF

**Glass facade** brings in plenty of natural light

**Elevator access** supports accessibility for medical uses

**Ample surface parking** for tenants and visitors

**A range of suite sizes available** to support various business needs

**Second floor suites can be combined for up to 5,758 SF**



## Highlights

This modern office building at 223 Colonnade Road accommodates a range of business needs, offering various suite sizes with flexible second-floor configurations that can be combined for up to 5,759 square feet.

A glass façade and large windows provide strong natural light throughout, creating a bright and professional setting. The building is equipped with an elevator for convenient access, and features ample on-site parking for both tenants and visitors.

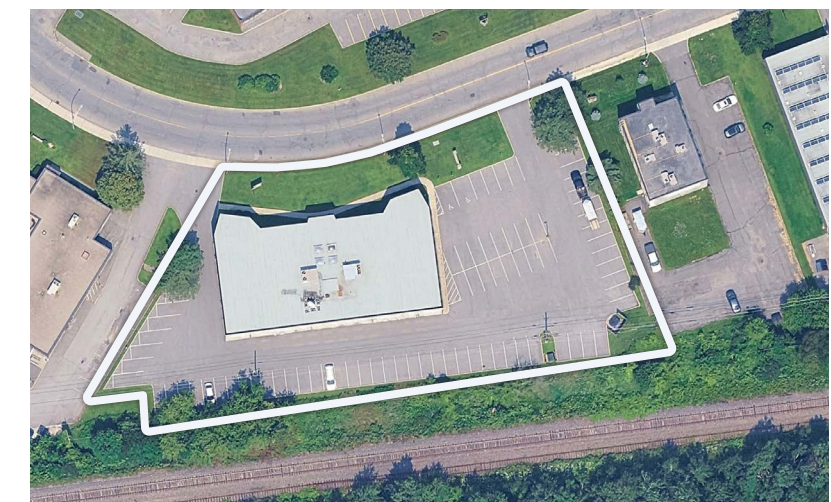
# Availability

SUITE	SIZE	COMBINE UNITS	OCCUPANCY
Ground Floor			
111	573 SF		Immediate
112	1,343 SF		Immediate
Second Floor			
202	1,036 SF	Up to 5,758 SF contiguous	Immediate
204	884 SF		Immediate
205	581 SF		Immediate
206	1,733 SF		Immediate
210	1,524 SF		

## Location Overview

Ideally positioned near the intersection of Merivale Road and Hunt Club Road, the property benefits from immediate access to a full range of amenities at Nepean Crossroads Centre and along Merivale Road, including Costco, Metro, Canadian Tire, RONA, PetSmart, and numerous restaurants.

The site is highly accessible, with direct connections to Highways 417 and 416 and major arterial routes, placing the entire city within easy reach.



## CONTACT

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Jason Shinder, Broker of Record  
CEO

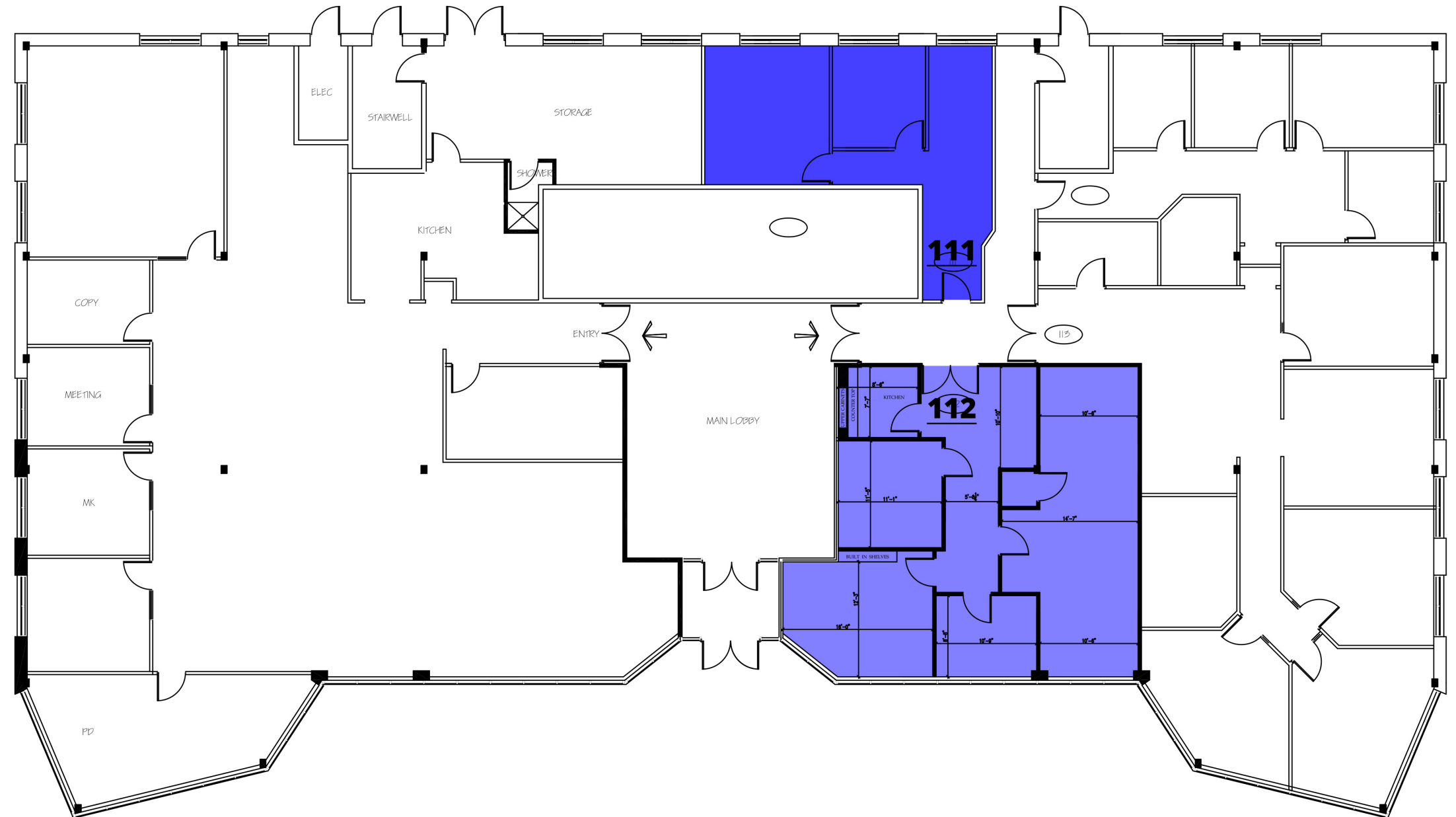
Charles Mirsky, Broker  
COO - Brokerage Services

# Floor Plan

## Ground Floor

Suite 111 - 573 SF

Suite 112 - 1,343 SF



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# Floor Plan

## Second Floor

*Second floor suites with elevator access. Up to 5,758 SF of contiguous space, adaptable to a variety of configurations.*

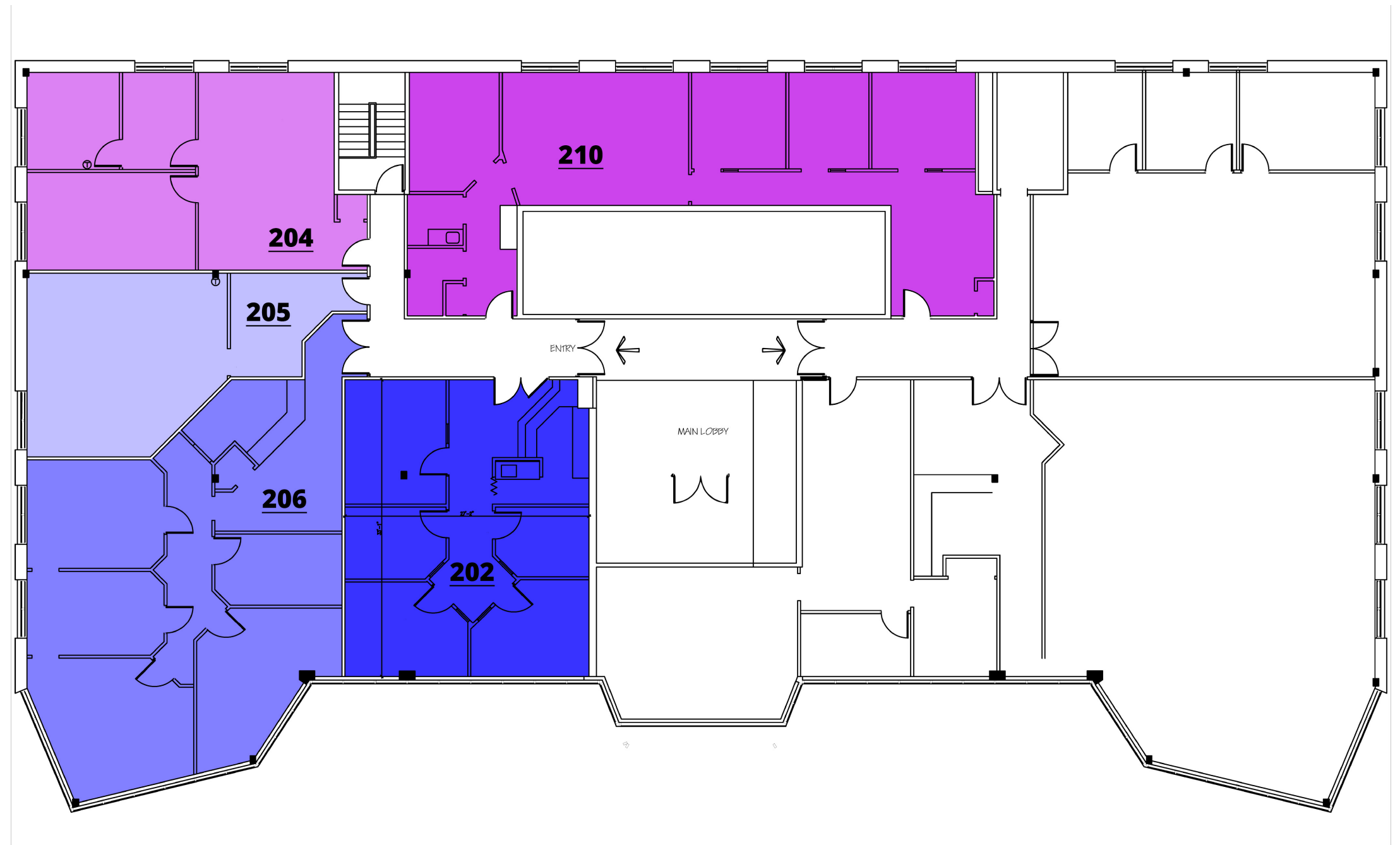
**Suite 202 – 1,036 SF**

**Suite 206 – 1,733 SF**

**Suite 205 – 581 SF**

**Suite 204 – 884 SF**

**Suite 210 – 1,524 SF**



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# AREA MAP

223 Colonnade Road is conveniently located just off Merivale Road near Hunt Club Road, providing quick access to a wide range of nearby amenities. Tenants benefit from proximity to Nepean Crossroads Centre and the Merivale retail corridor, with options such as Costco, Metro, Canadian Tire, RONA, PetSmart, and a variety of dining establishments.

The property also offers excellent connectivity, with efficient access to Highways 417 and 416 as well as key arterial routes, allowing for straightforward travel across Ottawa.

## Vibrant Business Community

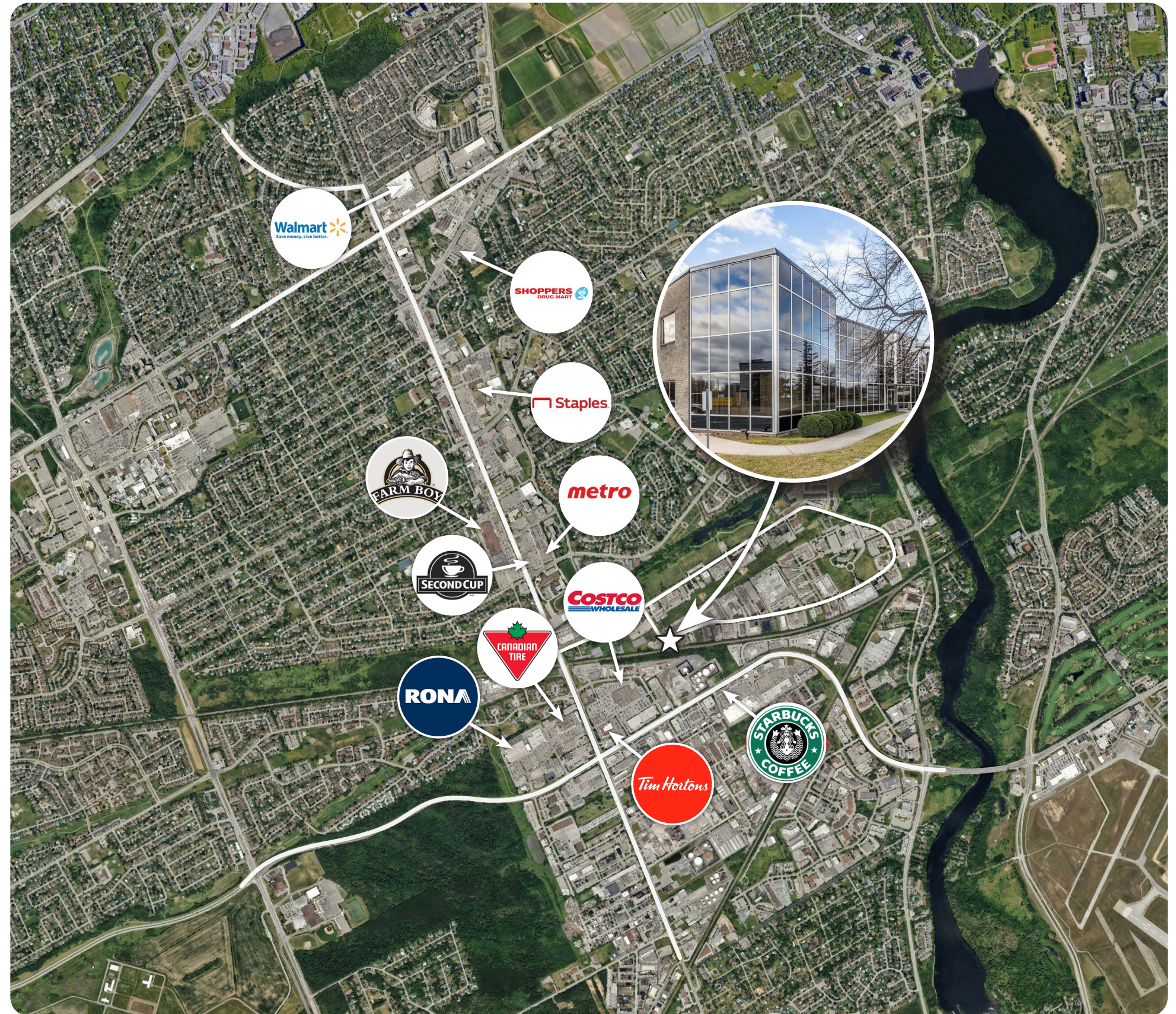
Situated within the established Colonnade Business Park, 223 Colonnade Road is surrounded by a diverse mix of professional, industrial, and service-based tenants, fostering a dynamic and collaborative business environment.

## Connected for Success

Strategically located near Merivale Road and Hunt Club Road, the property offers efficient access to Highways 416 and 417, as well as major arterial routes, supporting convenient travel across the city.

## Convenience at Your Doorstep

A wide selection of amenities is available minutes away along the Merivale corridor and at Nepean Crossroads Centre, including major retailers, grocery stores, and a variety of dining options.



# Demographic Data

The surrounding area offers a highly educated, professional population base that aligns well with office oriented uses. The workforce is heavily concentrated in business, government, and knowledge-driven sectors, creating a strong foundation for tenants seeking skilled talent and a sophisticated client base.

The demographic profile also reflects stability and maturity, with a balanced age distribution and established households supporting long-term occupancy and consistent daytime population. Combined with steady growth and a deep labour pool, the area presents a compelling environment for office users looking to position themselves within a well-qualified, employment-rich node.

## Labor Force Participation

# 62%

within a 5 km radius reflecting a strong, active working population supporting a steady daytime presence. For office users, this means access to a reliable workforce and consistent demand for nearby services.

## Occupation Mix



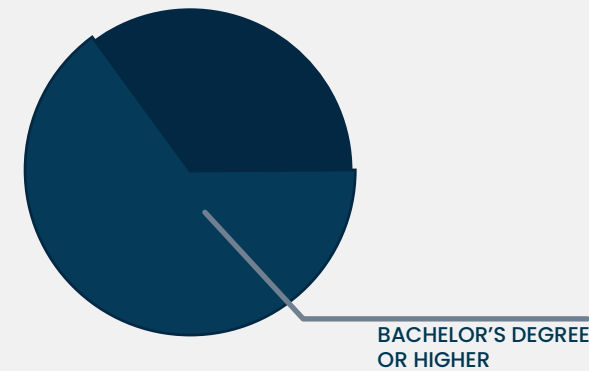
The local workforce is primarily concentrated in office-oriented sectors such as business, finance, government, and professional services.



This composition reinforces strong demand for traditional office space and positions the area as a natural fit for tenants seeking proximity to a skilled, sector-aligned talent pool.

## Educational Attainment

Over 65% of residents hold a Bachelor's Degree or higher within a 5 km radius.



## Income Levels

With 23% earning under \$40,000, the range of average household incomes is:

# \$78K TO \$109,309K

## Population Growth

The population within a 5 km radius is projected to reach 152,735 by 2033.

# 22.54%

GROWTH  
BY 2033

## Age Distribution

The neighbourhood is overwhelmingly working age, with over 80% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

## MEDIAN AGE IS

# 39



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