



Industrial

2268, 2280-2300 Stevenage Drive

Ottawa, Ontario

±36,186 Sq.ft.

Epic Investment Services

Abdullah Saad

Senior Manager, Leasing

613 282 2767

asaad@epicis.com

PROUDLY MANAGED BY:



Property Details

TOTAL AREA	±36,186 Sq. Ft.
NUMBER OF FLOORS	1
CERTIFICATIONS	BOMA BEST Baseline Certified
SHIPPING	6 Drive-In Doors
CLEAR HEIGHT	12' to 16'

BUILDING HIGHLIGHTS

- Located within an established industrial neighborhood within Ottawa's east end
- Exceptional access to Highway 417 and Hunt Club Road
- Convenient access to a variety of tenant amenities



**BOMA
BEST**
SUSTAINABLE
BASELINE



Availability

2268, 2280-2300 Stevenage Drive is located within the Hunt Club and Walkley submarket, an established industrial neighborhood within Ottawa's east end. This property is BOMA BEST Baseline certified.

The property is comprised of two single storey multi-tenant industrial /commercial buildings with 12' to 16' clear height and 6 drive-in doors.

With close proximity to Highway 417 and other important local arterials, the property offers convenient access to a variety of tenant amenities.

AVAILABILITY

2300	5,064	Office	Immediate	Standalone office building including open and closed offices, kitchenette, large meeting room, and second floor storage.
Net Asking: \$16.50 psf 2026 Additional Rent: \$6.77 psf				



Distances & Amenities

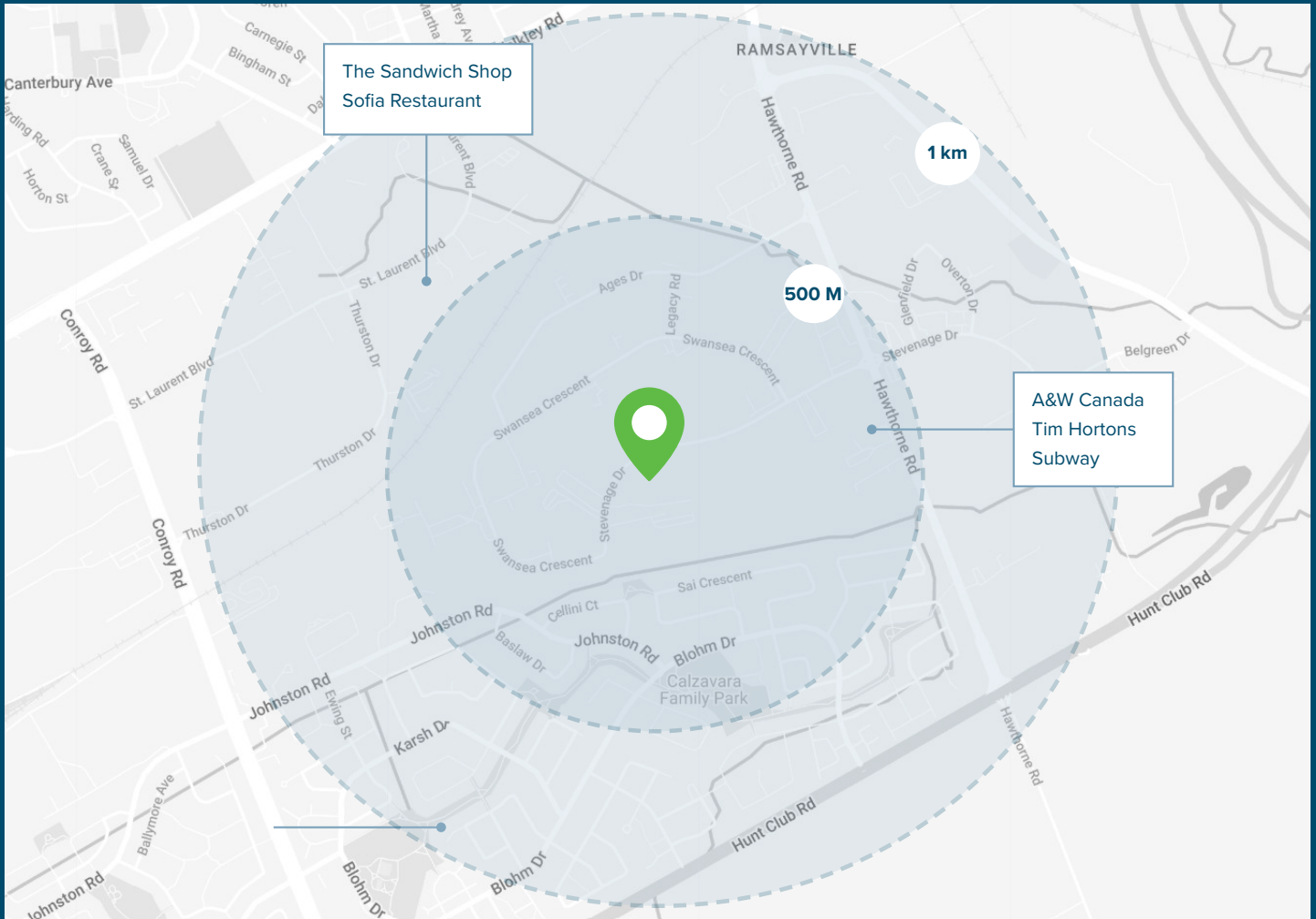
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Drive Times

Hunt Club Road	5 min
Highway 417	8 min
Highway 174	15 min

Public Transit

Bus Stop **1 min walk**



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Epic Investment Services | 111 Colonnade Road, Suite 206, Nepean ON K2E 7M3 | epicinvestmentservices.com

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