

Office space in  
Canotek Industrial Park

# FOR LEASE

5510 Canotek Road, #205, Ottawa ON



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# PROPERTY DETAILS



## THE OFFERING

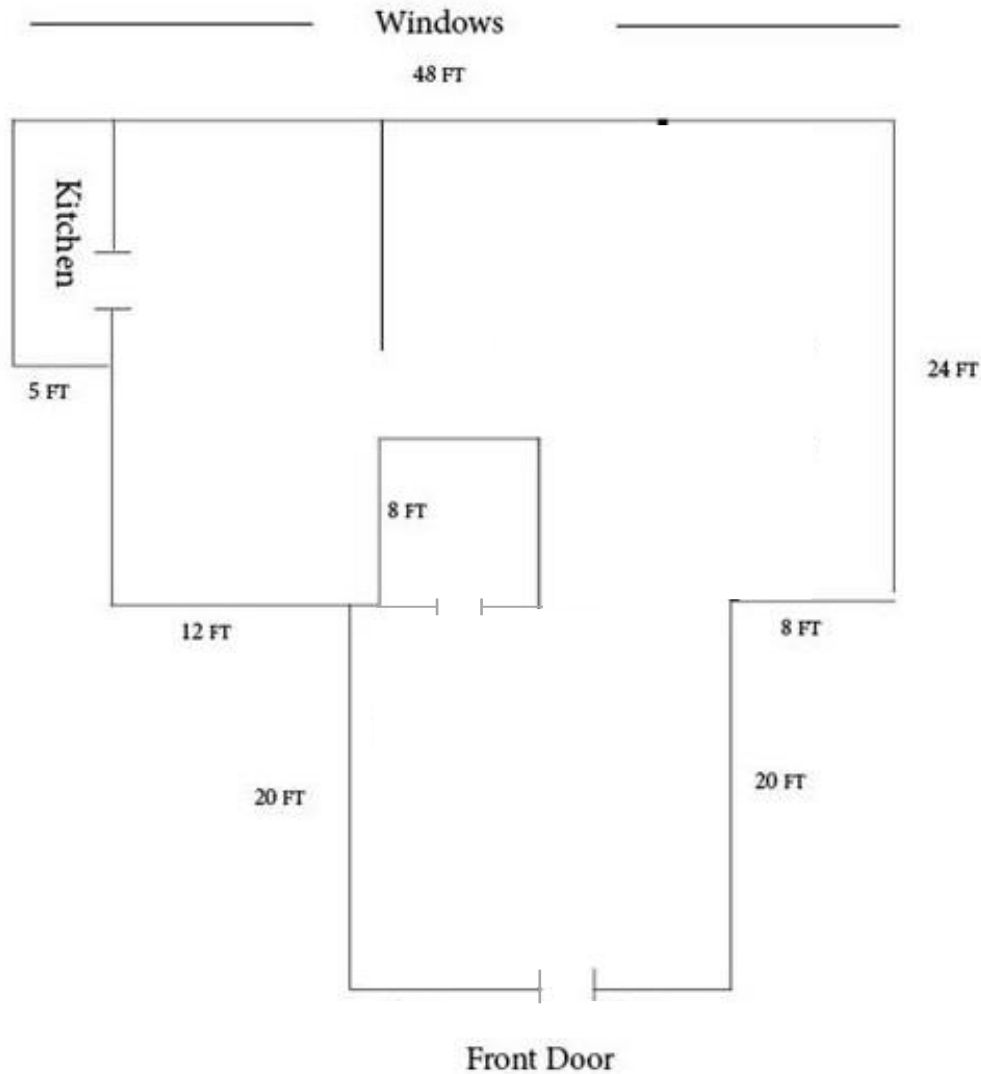
Second floor walk-up space includes four (4) offices and kitchenette with plenty of natural light. Conveniently located within the well known Canotek Industrial Park, 5510 Canotek offers convenient access to Highway 417 and other major arterials. Five parking spaces included. Office cleaning is not included.

|                   |                             |
|-------------------|-----------------------------|
| ADDRESS           | 5510 Canotek Road, Unit 205 |
| SIZE              | Approximately 1,540 SF      |
| RENTAL RATE (NET) | \$9.00/SF                   |
| ADDITIONAL RENT   | \$6.85/SF (2024)            |
| AVAILABILITY      | Immediate                   |

## DEMOGRAPHICS

| Radius                   | 2 KM      | 5 KM      | 10 KM     |
|--------------------------|-----------|-----------|-----------|
| Population (2023)        | 12,675    | 102,678   | 436,947   |
| Population (2028)        | 14,025    | 114,918   | 484,533   |
| Population (2033)        | 15,281    | 125,626   | 526,627   |
| Daytime Population       | 14,607    | 102,230   | 471,496   |
| Median Age               | 45        | 42.3      | 40.3      |
| Average Household Income | \$117,589 | \$110,247 | \$104,360 |

# FLOORPLAN



Door

\*\* Not to Scale \*\*

\*\* Estimated Measurements\*\*

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