

FOR SUBLEASE

Office & Warehouse Space Available

Situated in the east-central industrial
section of Ottawa.



Accelerating success.

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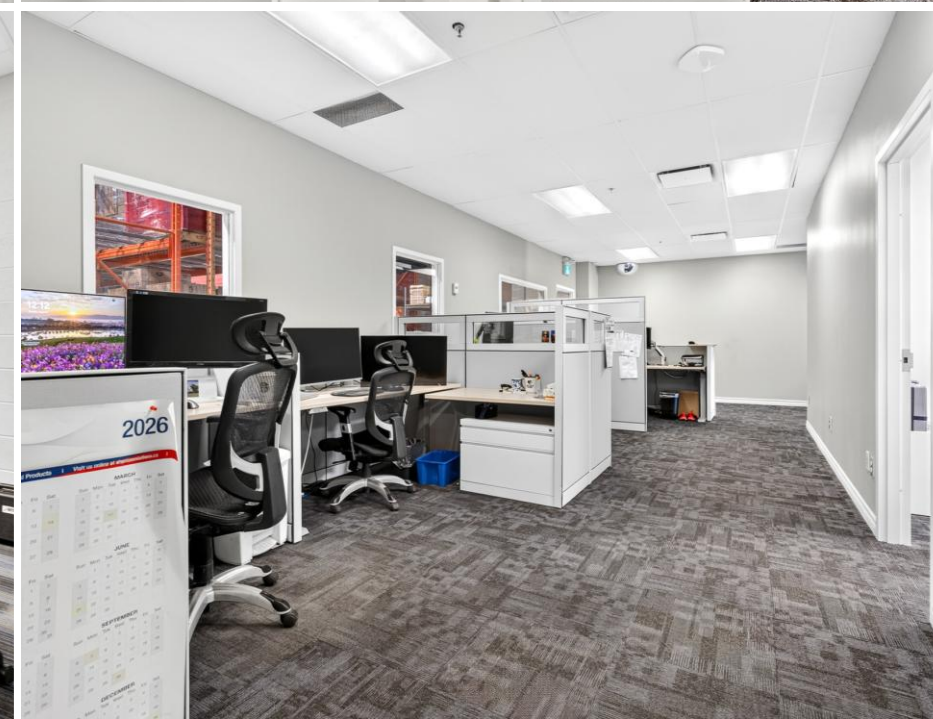
Colliers Macaulay Nicolls Inc.,
Brokerage
99 Bank Street, Suite 1005
Ottawa, ON K1P 6B8





Property Highlights

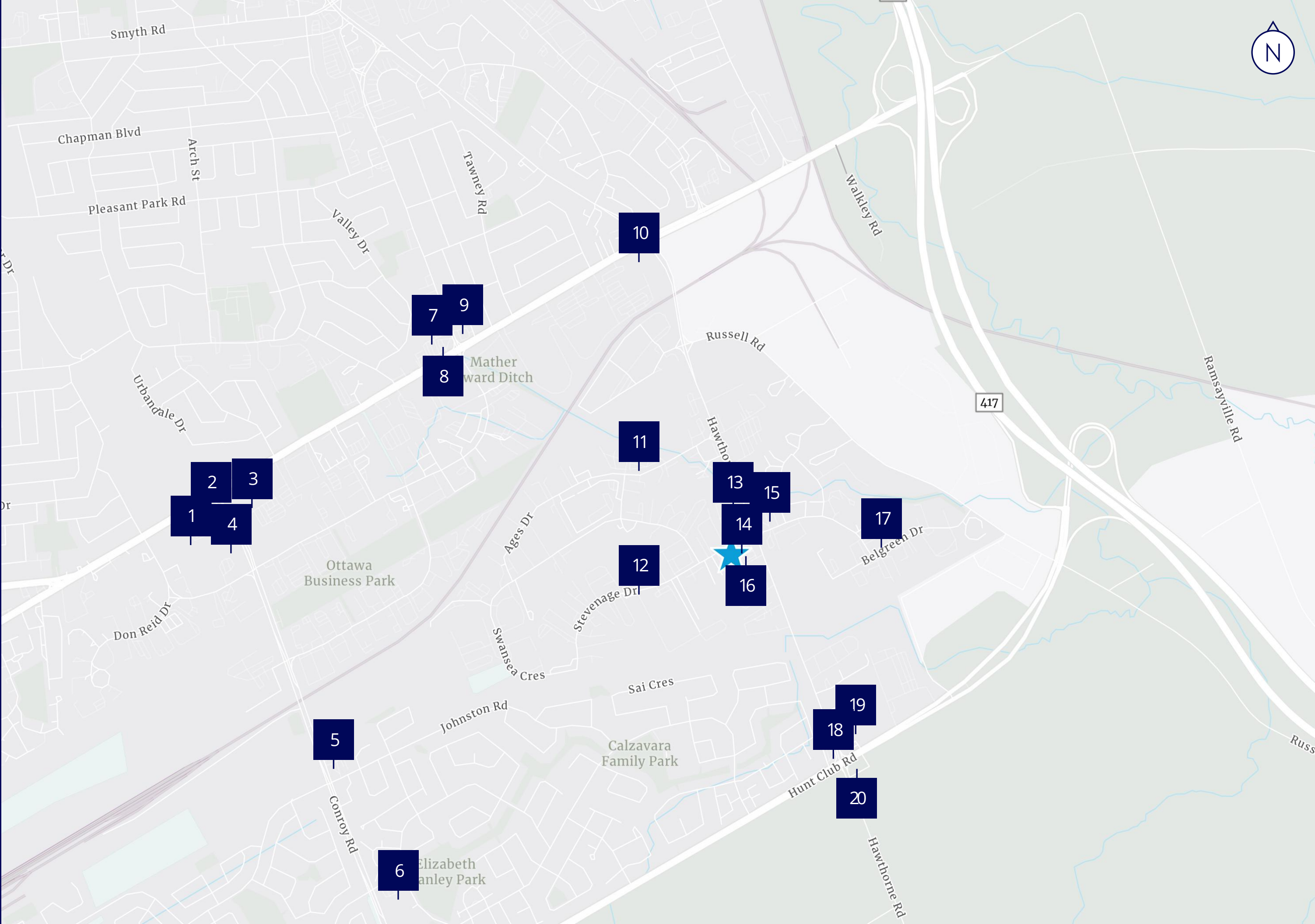
Address	3236 Hawthorne Road, Ottawa, ON
Rentable Area	7,120 SF
Rental Rate	Contact Listing Agents
Operating Costs	Contact Listing Agents
Sublease Terms	Contact Listing Agents
Comments:	➤ Strategic east-end location offering excellent access to Highway 417 and Ottawa's major transportation corridors. ➤ Professionally improved office space supports a seamless transition for a variety of business users. ➤ Office features: spacious front entrance, open workspace areas, private offices, meeting room, kitchenette, and washroom. ➤ Functional warehouse component supports a variety of distribution, storage, and operational requirements. ➤ Two dock-level loading doors provide efficient shipping & receiving capabilities. ➤ Easy access to public transportation and convenient on-site surface parking. ➤ Located steps away from Tim Hortons and A&W. ➤ Other close by amenities include Giant Tiger, Metro Elmvale, Fit4Less, Boston Pizza, and more.





Nearby amenities

- 1. Tim Hortons
- 2. Esso
- 3. Fit4Less
- 4. Boston Pizza
- 5. Petro-Canada
- 6. Quickie Convenience Store
- 7. Metro Elmvale
- 8. Shell Gas Station
- 9. Skinny George's Smash Burgers & Cheesesteaks
- 10. Giant Tiger
- 11. Princess Auto
- 12. Gorditas La Mexican
- 13. Subway
- 14. Tim Hortons
- 15. Ultramar Gas Station
- 16. A&W
- 17. Bloomex Ottawa Flowers & Gift Baskets
- 18. Esso/Second Cup
- 19. Ultramar Gas Station
- 20. Kiwan Farms



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