

The Colliers logo is a blue square with rounded corners, containing the word "Colliers" in white serif font. Below the text are three horizontal stripes in yellow, red, and blue.A photograph of a two-story commercial building with a mix of stone and metal siding. The ground floor has several storefronts with signs for "HYPERACTIVE", "Datacom Solutions Inc.", "Chaparral", and "A.T. MILITARY SURPLUS". A dark blue car is parked in the foreground on the left. A red banner is overlaid at the bottom of the image.

Office Tenant Incentive: 6 Months Net Free Rent*

33 & 43 Roydon Place, Ottawa

Modern office space for lease

Located just off Merivale Road, join existing businesses and associations in these two professionally managed buildings. Both the office and retail suites are move in ready with great signage opportunities. Enjoy free parking, ample exposure, and bright suites on Roydon Place. The property is in close proximity to Costco, Canadian Tire with countless restaurants and amenities on Merivale and West Hunt Club Road.

Jessica Whiting

Associate Vice President
+1 613 683 2208
jessica.whiting@colliers.com

Eric Whittington

Senior Sales Representative
+1 613 683 2212
eric.whittington@colliers.com

* for 5 yr minimum deals signed before
August 1st at market rates

Property Overview

Key Highlights



Large ground floor retail suite with grade level loading and exposed ceilings



Second floor walk-up office suites that are move in ready



Podium and building signage available



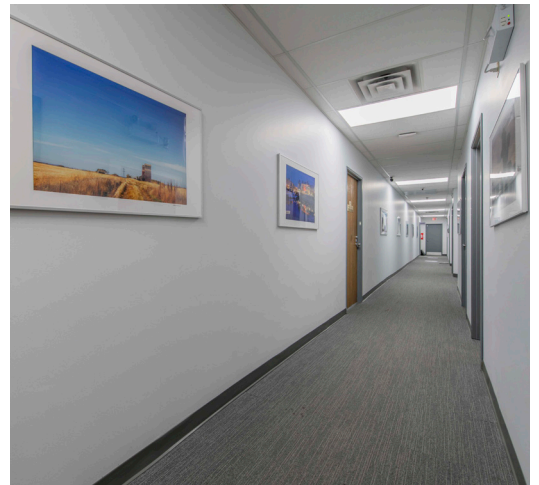
Ample free parking on site

Availabilities

Suite	Size	Asking Rent	Additional Rent
33 Roydon Place Office		\$12.50 PSF	\$12.92 PSF
201	1,661 SF		
206	Leased		
209	935 SF		
33 Roydon Place Retail		\$15.00 PSF	\$9.10 PSF**
1 & 2*	Leased		
4	Leased		
43 Roydon Place Office		\$12.50 PSF	\$12.72 PSF
201	Leased		
202	927 SF		
203	934 SF		
204	Leased		
208	1,658 SF		
43 Roydon Place Retail		\$15.00 PSF	\$9.04 PSF**
1-2	Leased		
3-5	Leased		

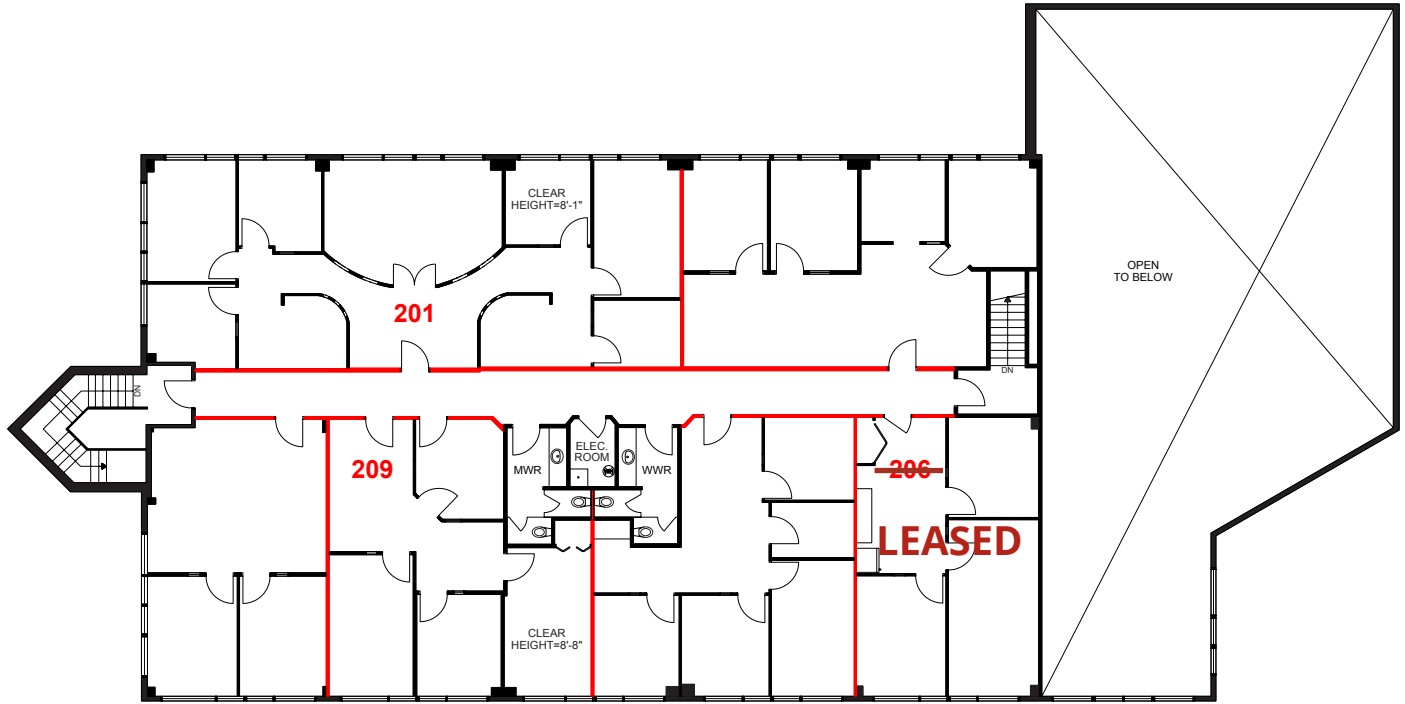
*retail units can be demised (1,168 SF each)

** + Utilities

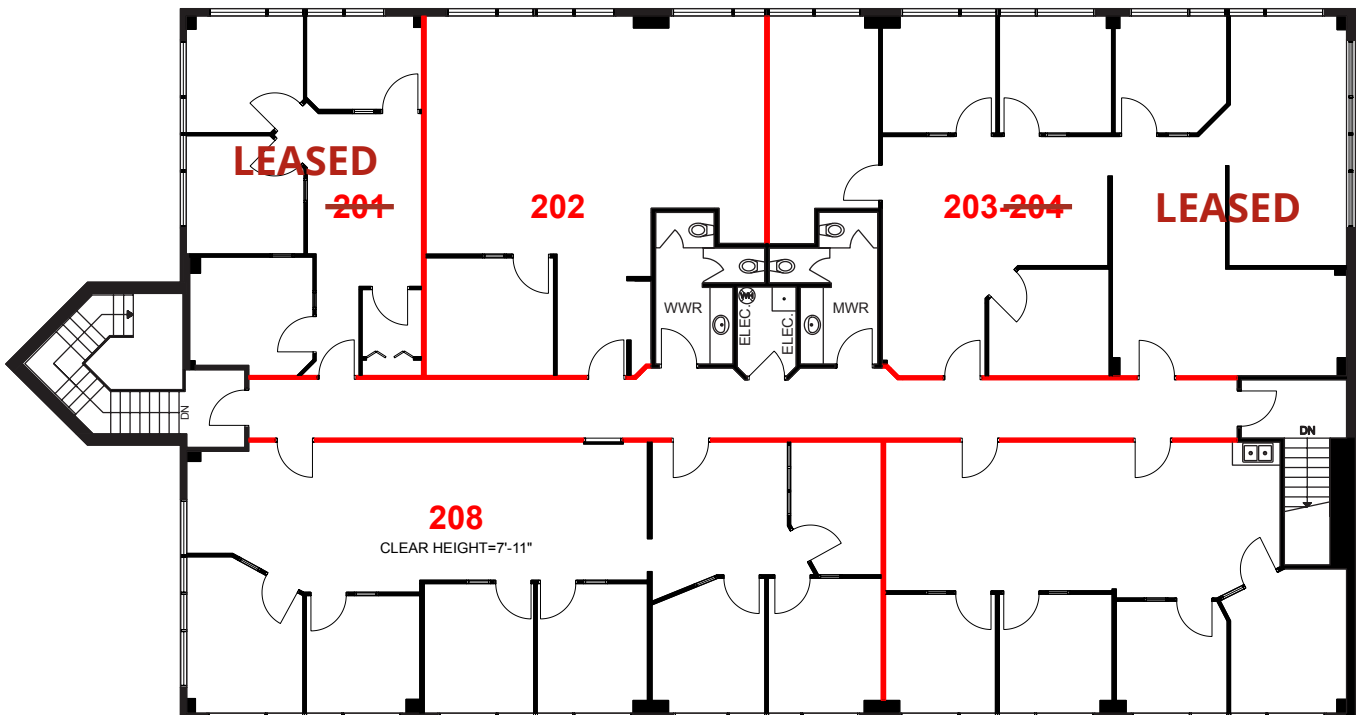


Floor Plans

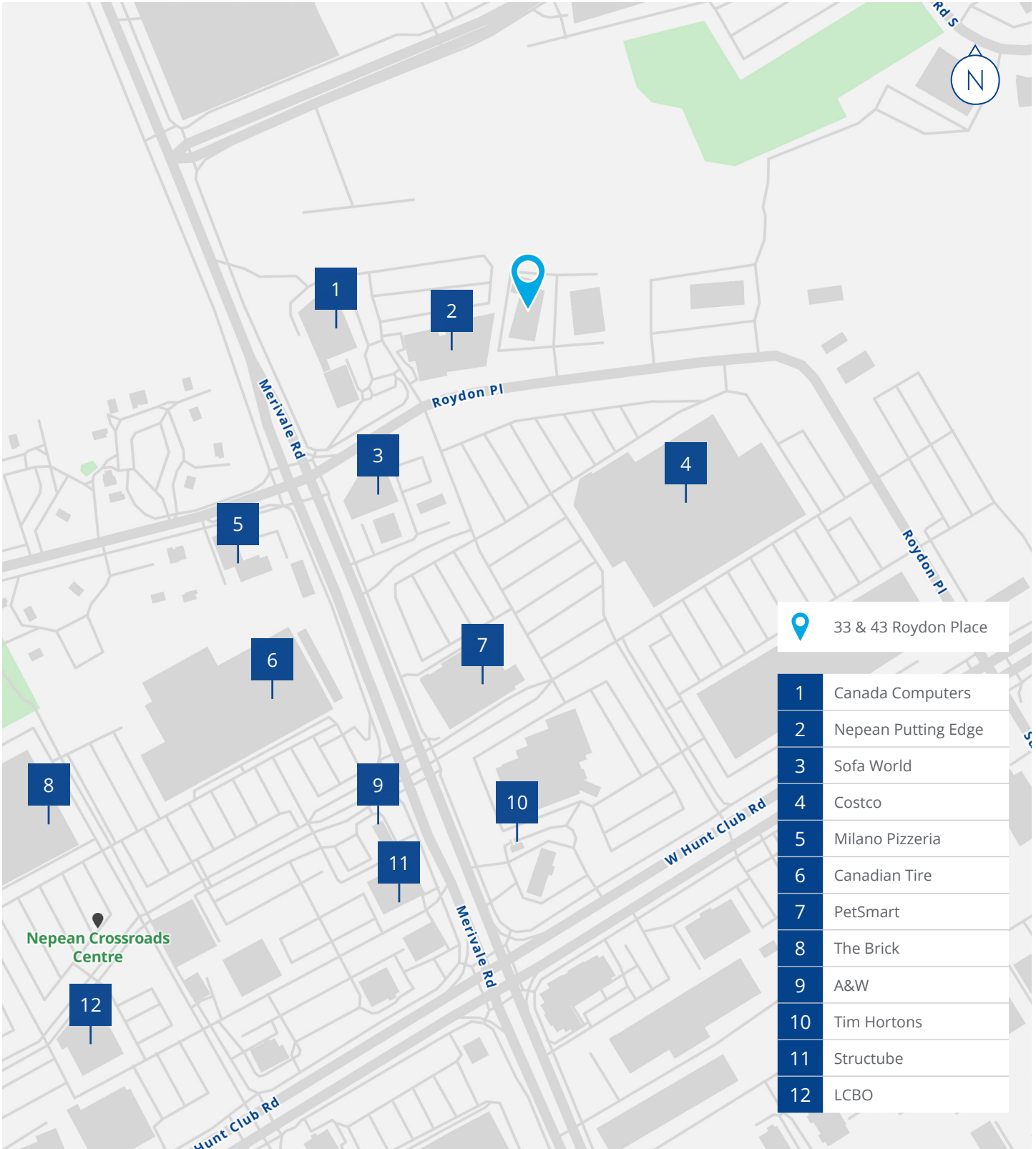
33 Roydon Place



43 Roydon Place

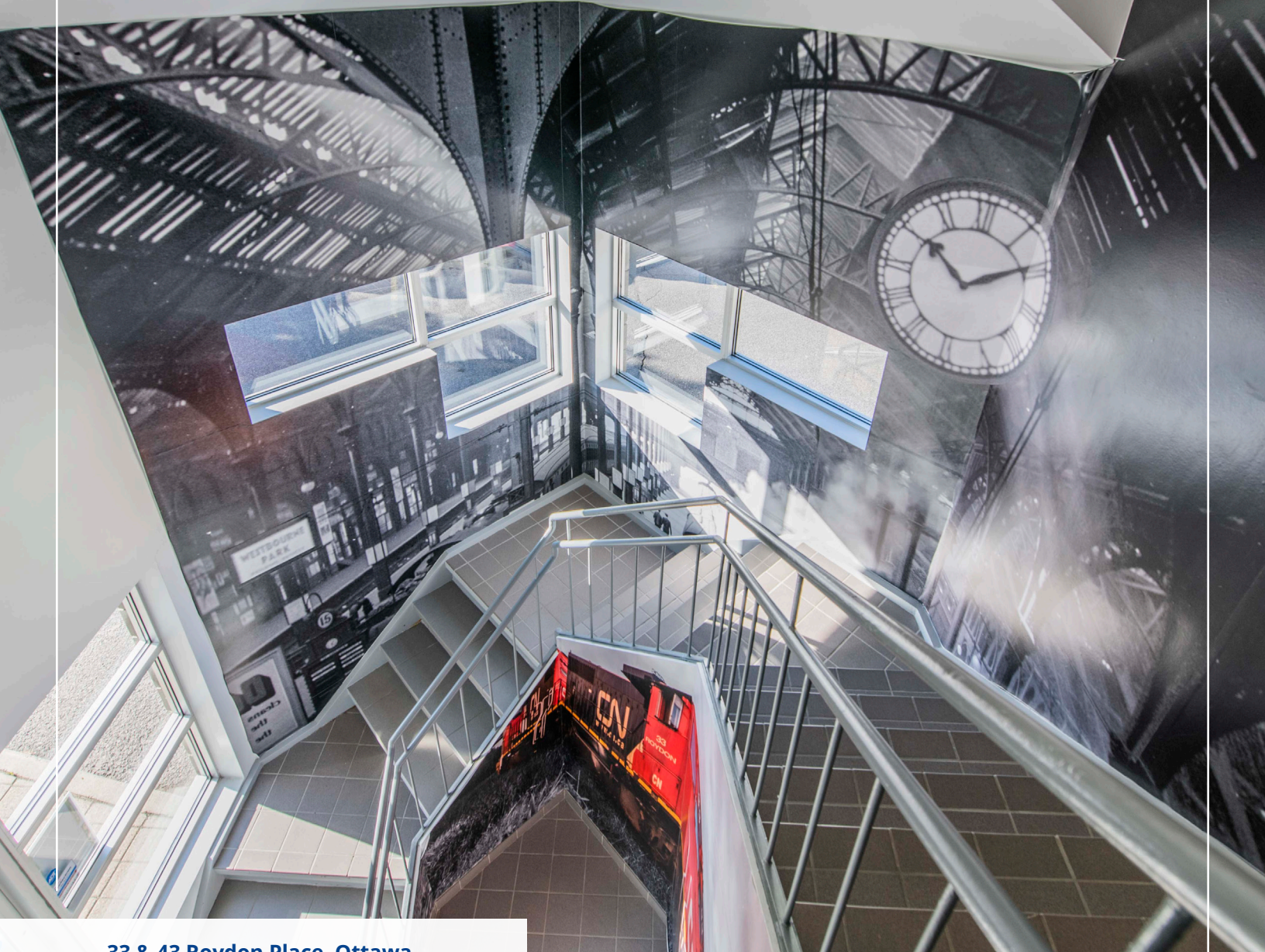


Property Location





Colliers



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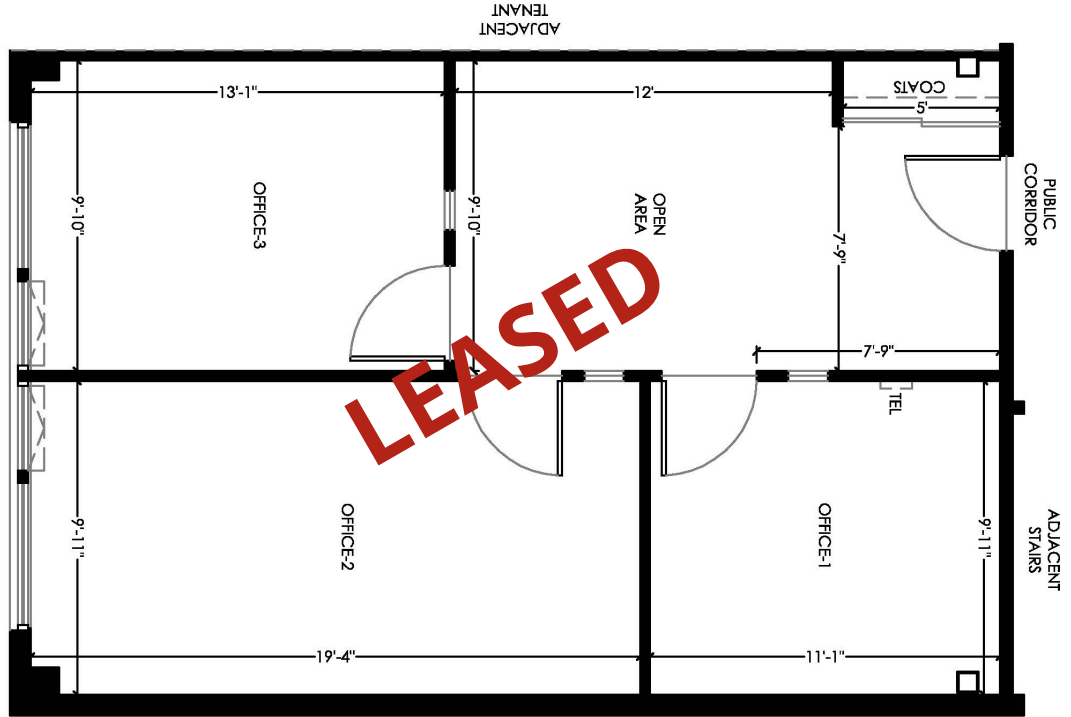
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Accelerating success.

Site Plan

Suite 206



Suite 209

