

FOR LEASE

Full 3rd Floor - 16,356 sf NEW VIRTUAL TOUR ©

2 GURDWARA ROAD

CLASS "A" OFFICE SPACE HUNT CLUB CROSSING



FEATURES & AMENITIES

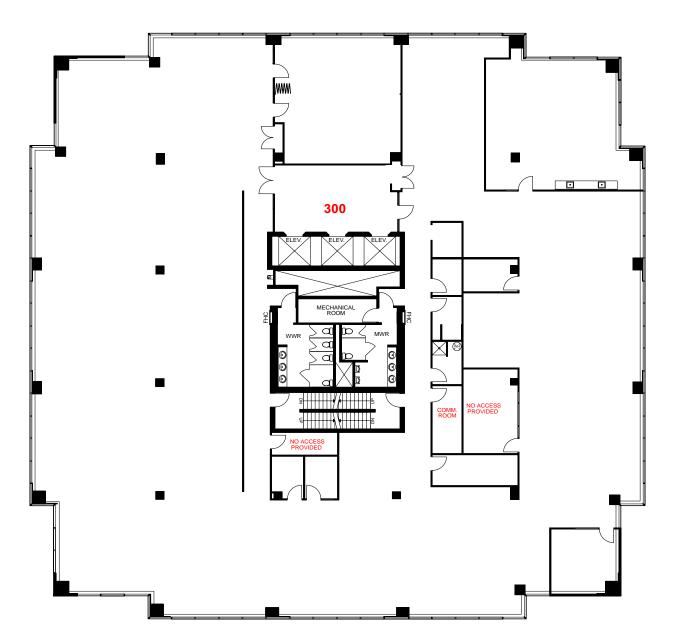
- Six-storey, mirrored glass Class "A" office building.
- Ample "FREE" building parking available.
- Two new FLO EV electric vehicle charging stations.
- BOMA BEST Bronze Certification





3rd Floor



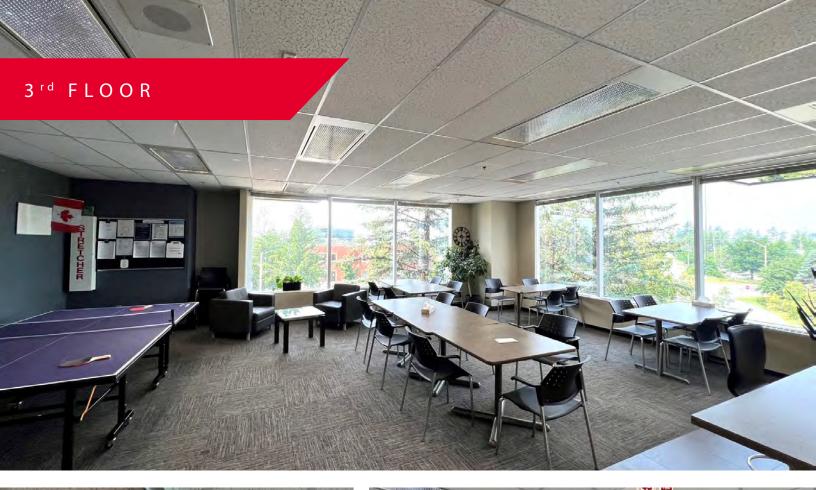


Available August 1, 2024 or Potentially Earlier

- Ten offices/meeting rooms
- Open concept area
- Boardroom
- Large kitchen/lounge
- Reception/waiting area
 - Shower
 - Men's & Women's washrooms within suite

Net Asking Rent: Contact Listing Broker

Additional Rent: \$17.78 psf/annum (est. 2024)



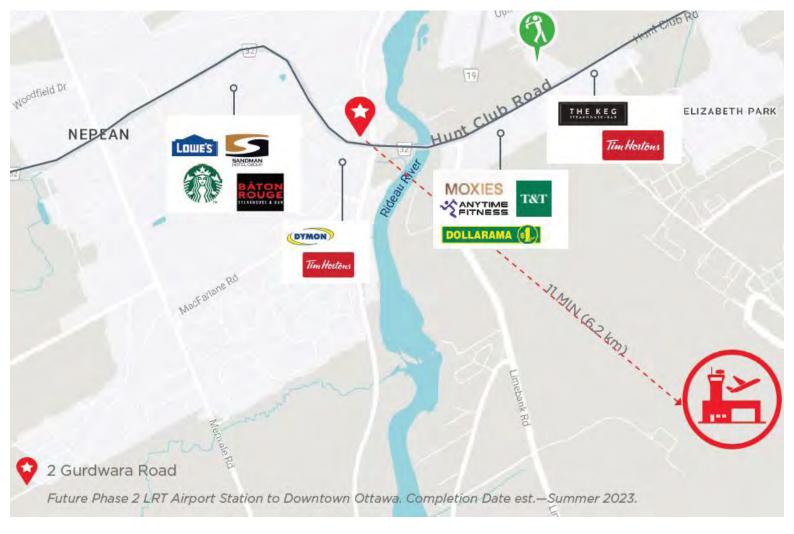






Area Amenities

2 Gurdwara is located near the corner of Hunt Club Road & Prince of Wales Drive. Minutes from Ottawa International Airport.



Close to many restaurant and retail amenities along Hunt Club Road & Merivale Road.

OC Transpo Routes 96, 199, & 670 bus stops located adjacent and across the street on both Prince of Wales Drive & Hunt Club Road.

CONTACT/INFORMATION

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