

**AVISON
YOUNG**

For Lease

21 CONCOURSE GATE
OTTAWA, ON



**Self-contained flex/office
suites**
Suitable for multiple uses



Bright and clean units



Unit Feature enclosed offices with
and in-suite washroom



Three parking spaces included



867 and 2,376 sf units available

Get more information

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Platinum member

Flex/Industrial Space For Lease

21 CONCOUSE GATE, UNIT 8 OTTAWA, ON



Property Information

Size

Unit 8 | 2,376 sf

Availability:

December 2024

Asking Rent

\$16.00 psf net

Additional Rent

\$8.59 psf (2024)

Utilities

Billed directly to tenant

Zoning

IG5 - General Industrial Zone

Parking

Three spaces, non designated

Lighting

Fluorescent

Clear Height:

Warehouse: approx. 14'

Office: approx. 8'

Electrical

3 Phase 120/208 Volt

Availability

December 2024

Interior Floor Finishes

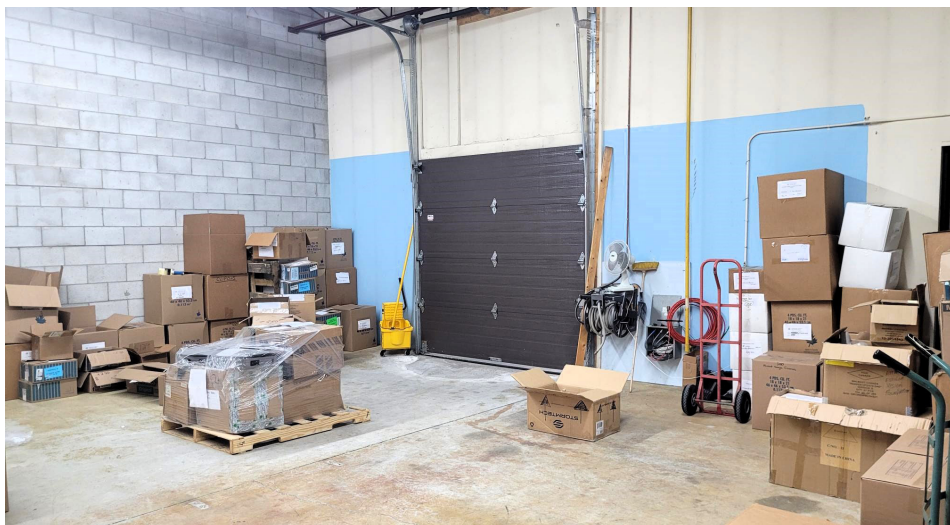
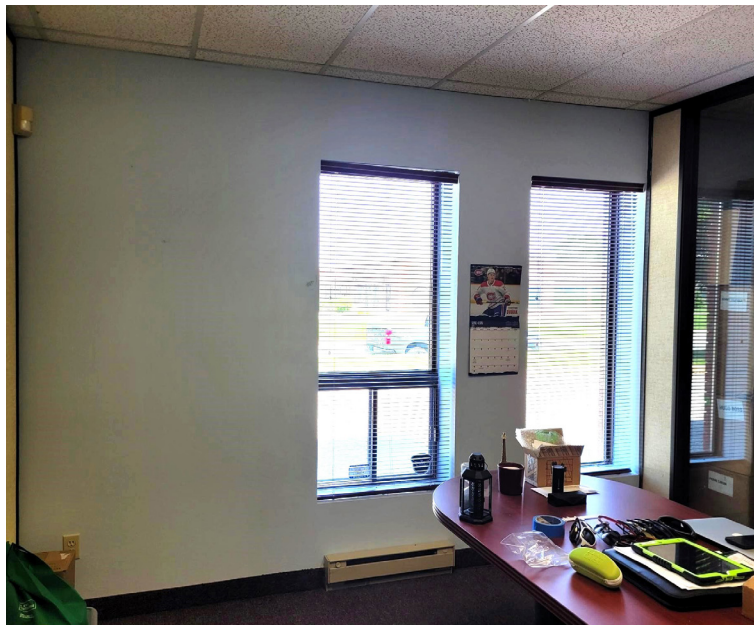
Carpet/tile and concrete

Highlights

- End unit provides abundance of natural light
- Kitchenette
- Air conditioned throughout
- Two (2) washrooms

Property Photos

Unit 8 | 2,376 SF



Office Space For Lease

21 CONCOUSE GATE, UNIT 15 OTTAWA, ON



Property Information

Size

Unit 15 | 867 sf

Asking Rent

\$13.00 psf net

Additional Rent*

\$8.59 psf (2024)

*Excludes interior cleaning

Utilities

\$1.68 psf (2024 estimate)

Zoning

IG5 - General Industrial Zone

Parking

Three spaces, non designated

Availability

Immediate

Windows

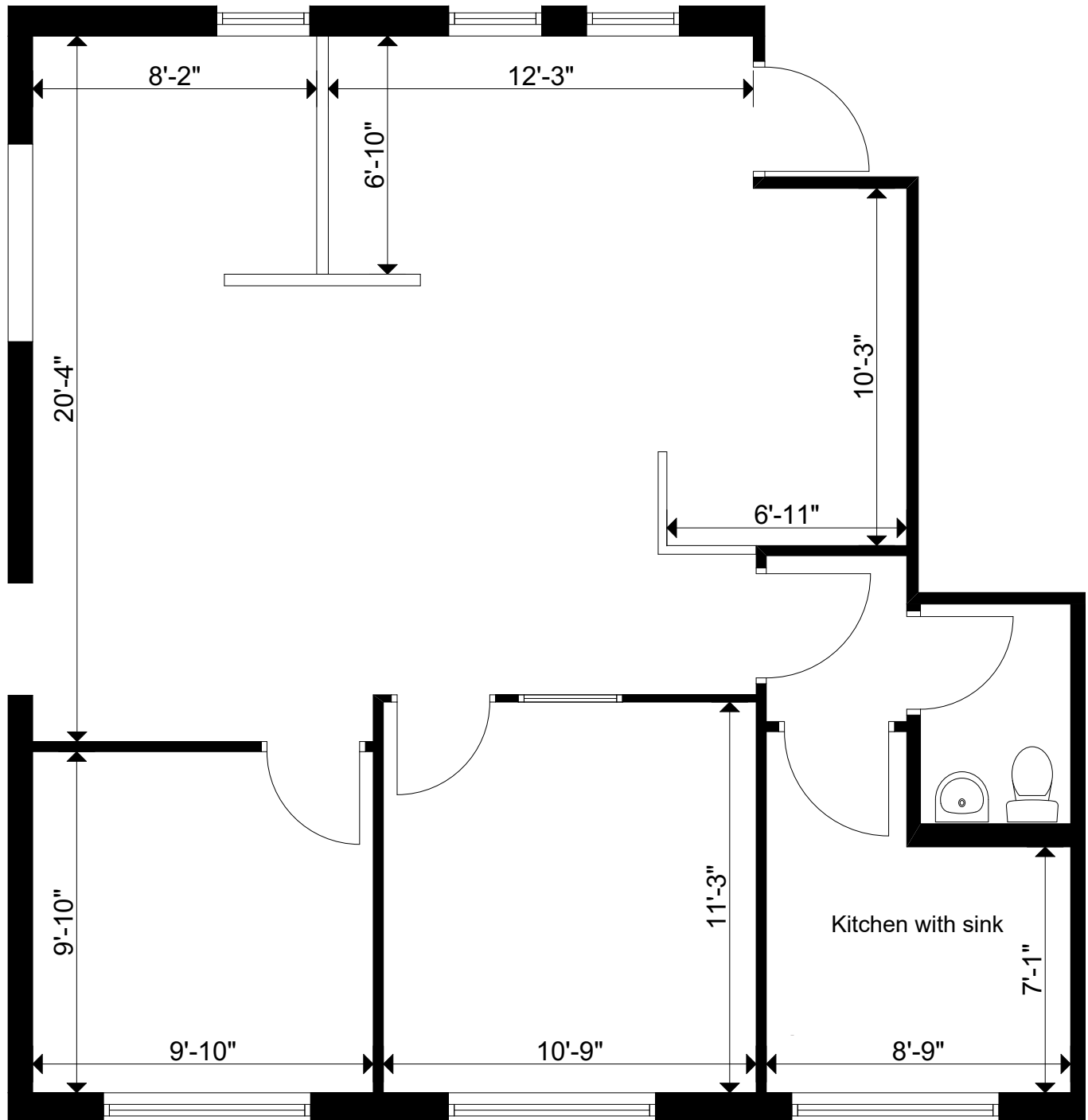
On eastern and western wall

Highlights

- Abundance of natural light
- In-suite heat/cool control
- Kitchenette
- Quick access to amenities

Floor Plan

Unit 15 | 867 SF



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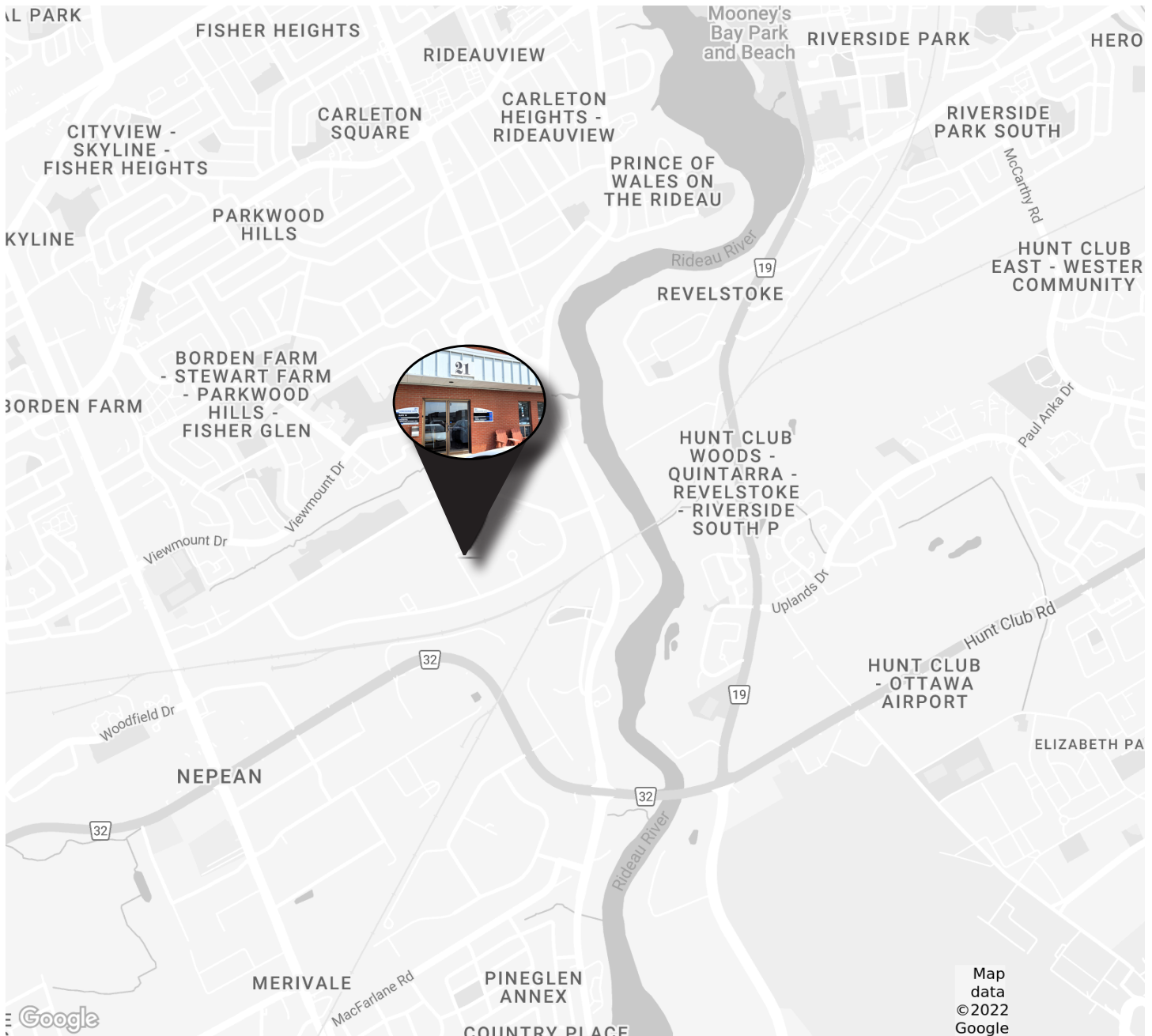


Platinum member

Property Photos
Unit 15 | 867 SF



Map



Location



Located just off Merivale Road on Concourse Gate. The property is easily accessed to most major transportation routes via West Hunt Club Road and Highway 417.

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Concourse Gate

OTTAWA, ON



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