

# Light Industrial Space **FOR LEASE**

3020 Hawthorne Rd., Unit 200A,  
Ottawa



## Integrity. Dedication. Professionalism

District Realty  
Corporation Brokerage  
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# 3020 Hawthorne Avenue Unit 200A

**Price**  
\$18.00/sf  
**OPC**  
\$ 6.19/sf

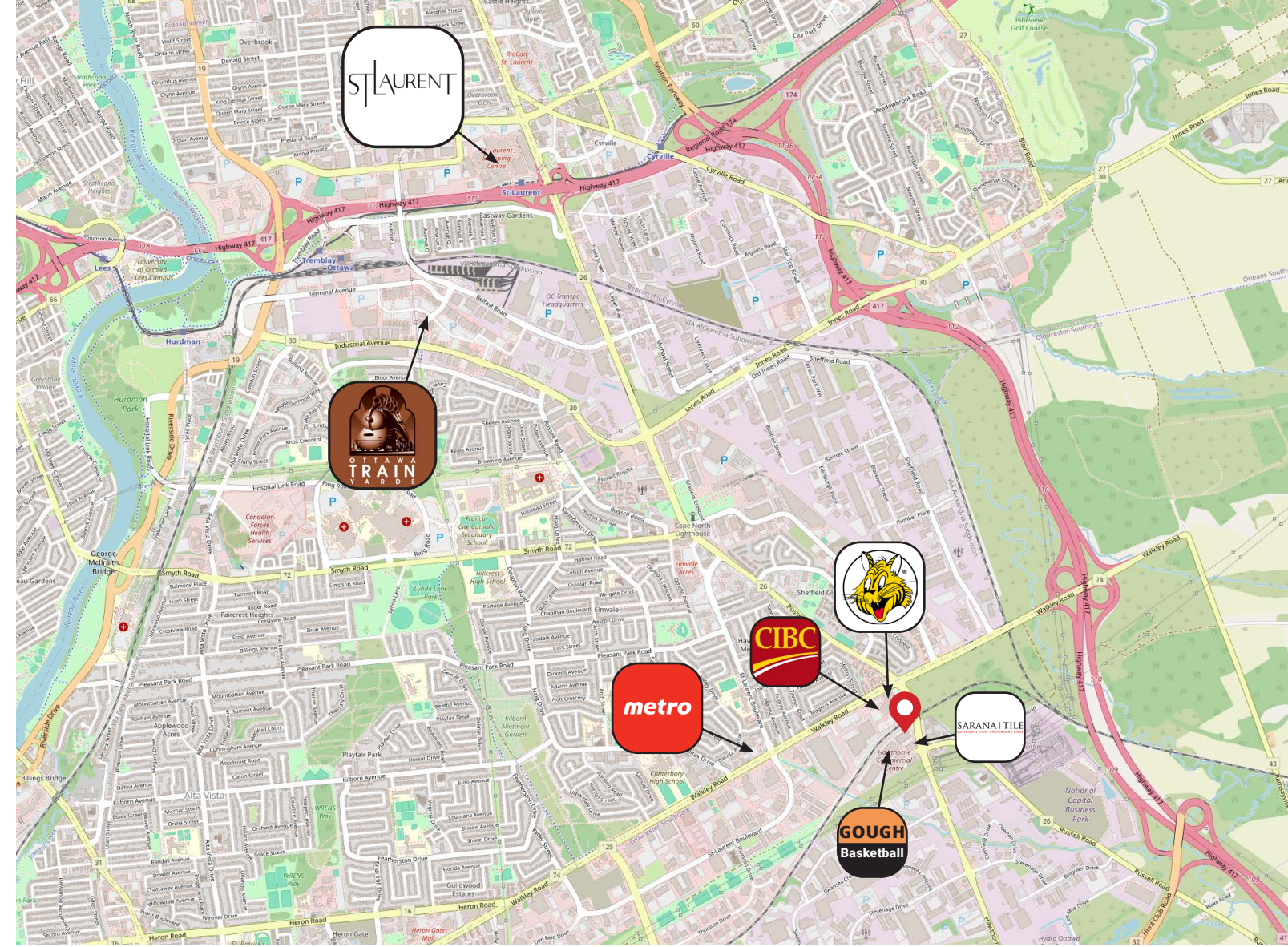
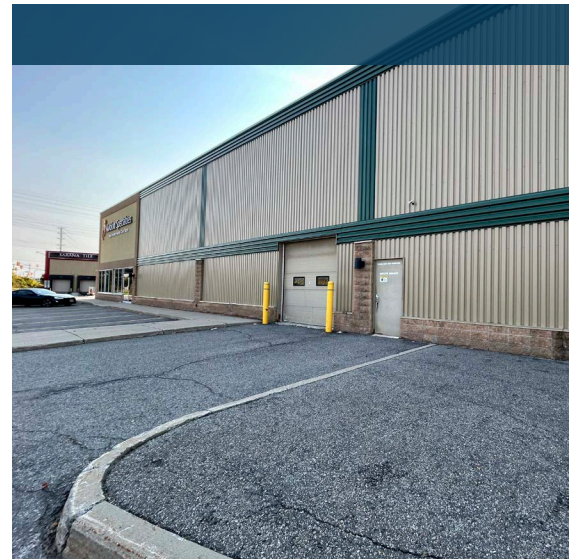


## Salient Facts Property

- Size** 16,324 SF
- Zoning** IL[2561] H(22)
- Ceiling** 23' to joist, 25' to the roof deck
- Grade Loading Door**
- Dock Door with Leveller**
- On-Site Parking**

## Highlights

This prime end-cap light industrial unit combines showroom, office, and warehouse space in a strategic Ottawa East location. Just off Highway 417, it offers seamless access across the city, with prominent signage along Hawthorne Road near Walkley Road, where over 49,000 vehicles pass daily. The showroom is bright and welcoming, with high ceilings, natural light, private offices, open work areas, a breakroom, and washrooms with a shower. Behind it, an approximately 10,000 SF warehouse provides functionality and flexibility, including a mezzanine for added storage or workspace. Equipped with dock and grade-level loading and dedicated customer parking, this unit is ideal for businesses seeking accessibility, efficiency, and a professional presence.



## Location Overview

This property is centrally located in Ottawa East, just minutes from Highway 417, offering direct routes to downtown, the airport, and key industrial hubs across the city. It enjoys exceptional visibility with prominent signage along Hawthorne Road, near Walkley Road—a major commercial corridor with heavy daily traffic. The surrounding area is home to a strong mix of industrial, retail, and service businesses, creating a business-friendly environment that supports collaboration and broad customer reach.



**CONTACT**

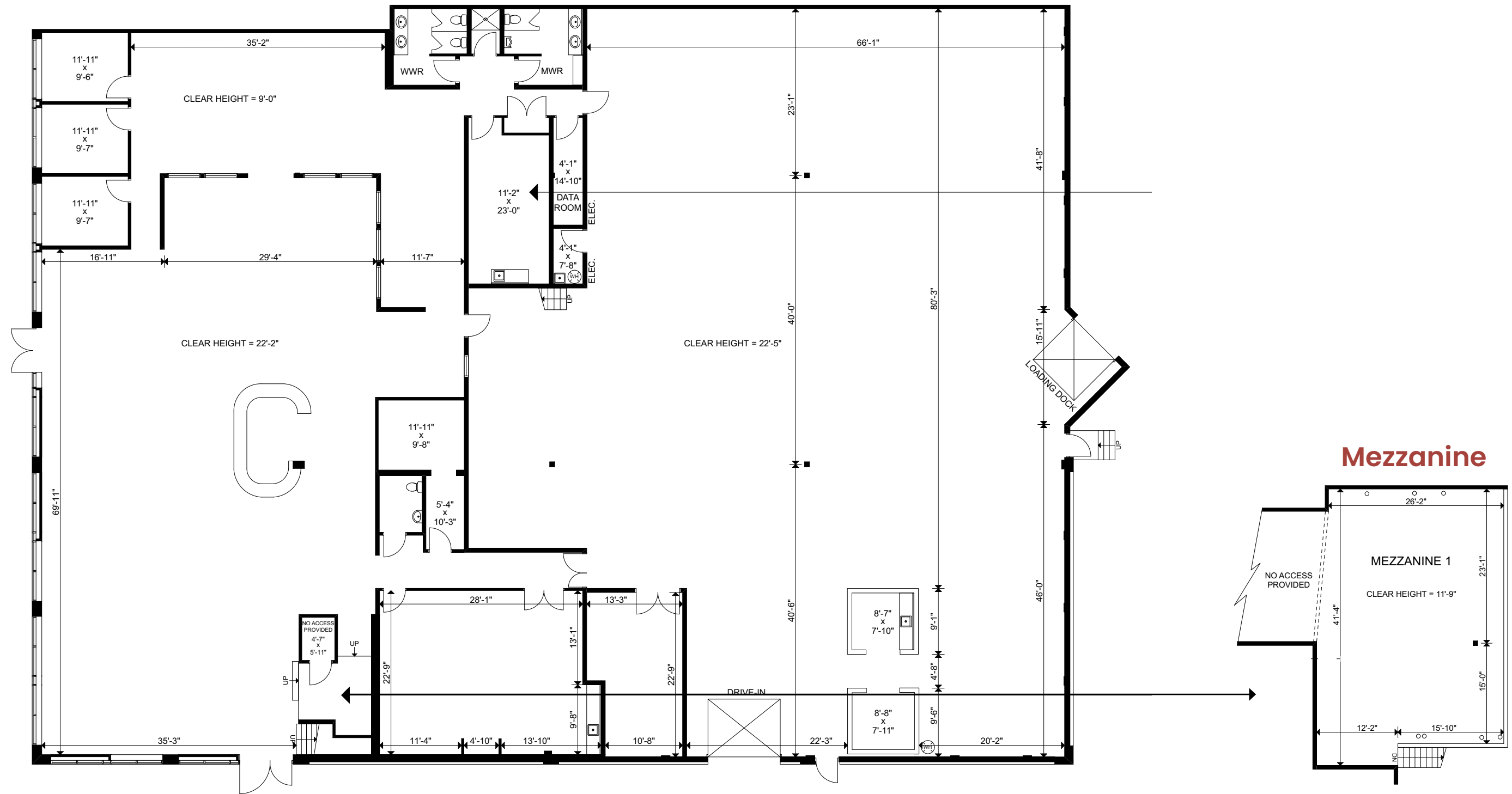
613-759-8383  
leasing@districtrealty.com

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Jason Shinder, Broker of Record  
CEO

Charles Mirsky, Broker  
COO - Brokerage Services

# Floor Plan



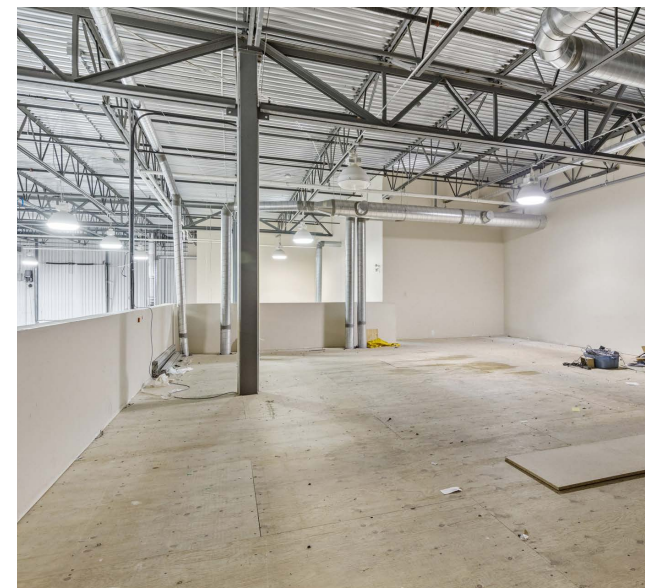
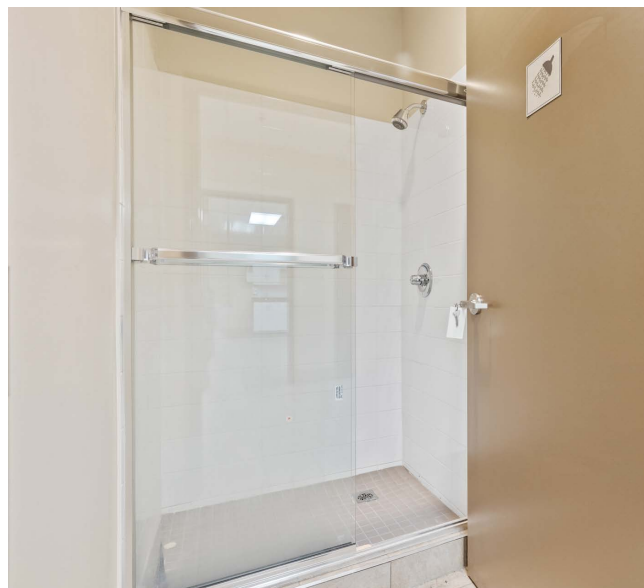
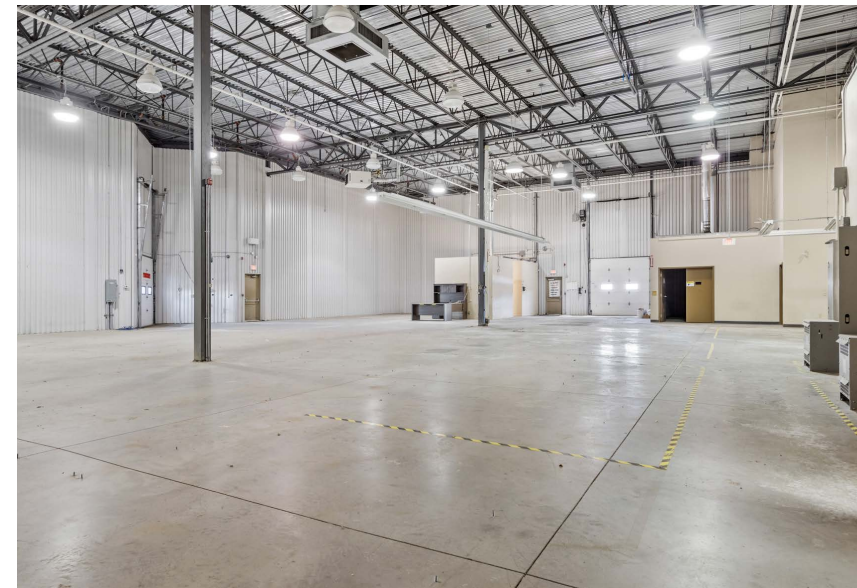
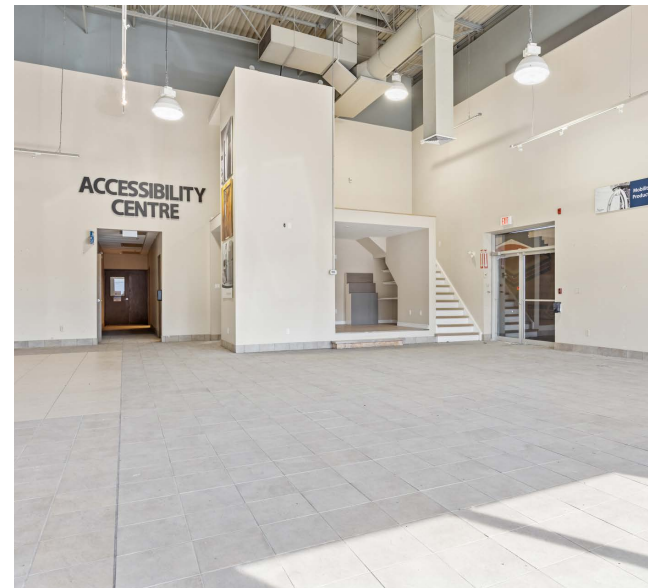
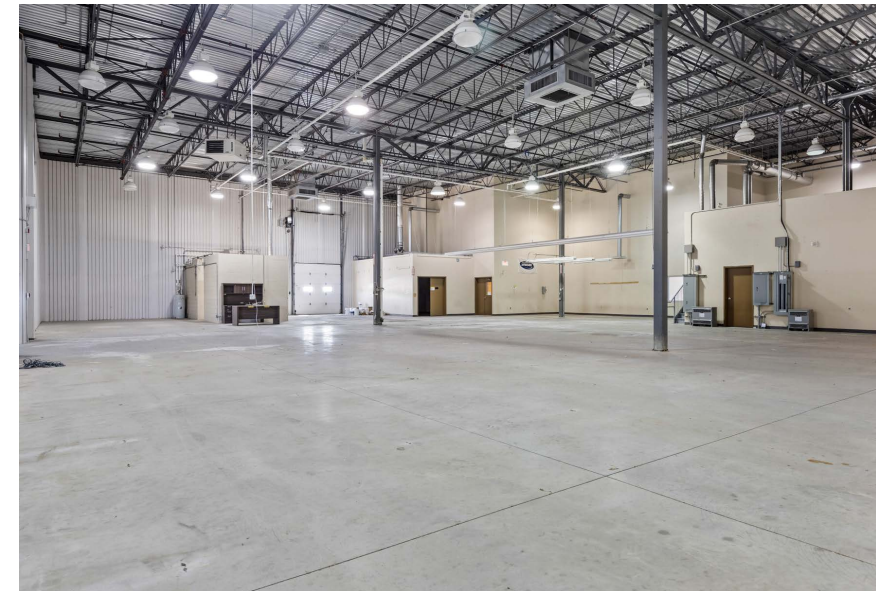
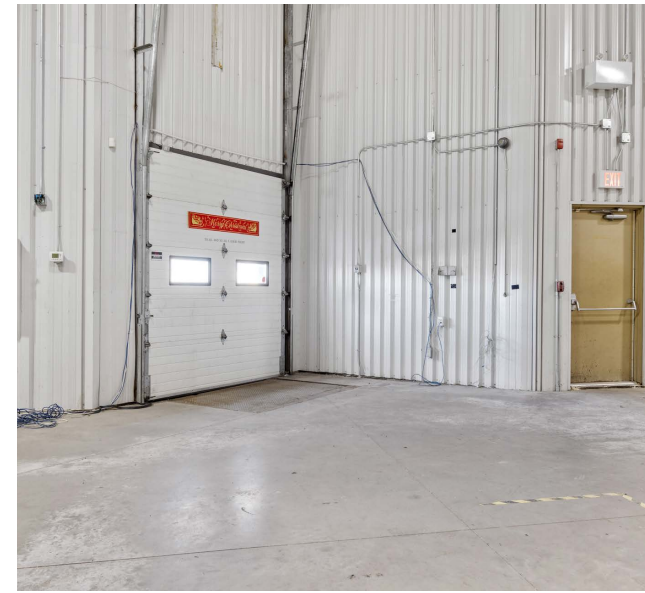
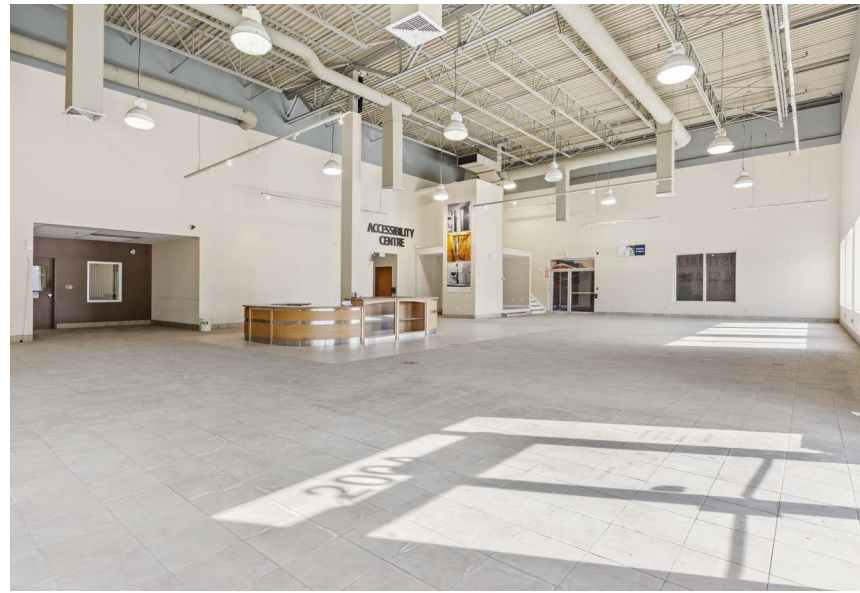
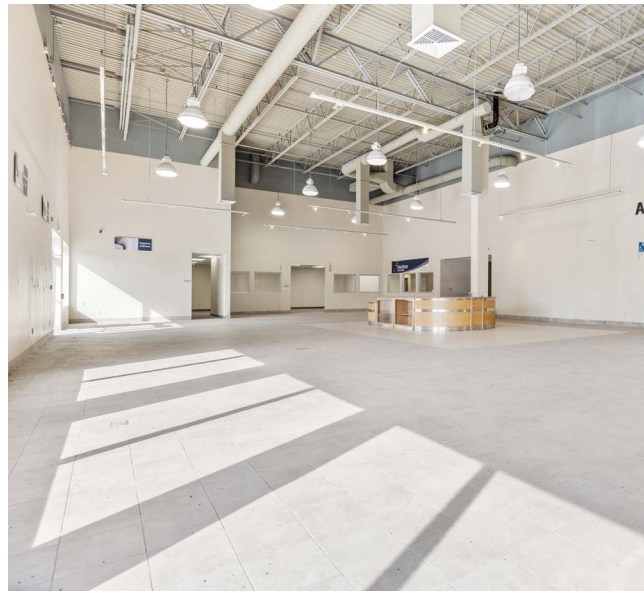
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# Demographic Data

## Age Distribution

The neighbourhood is overwhelmingly working age, with over 83% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

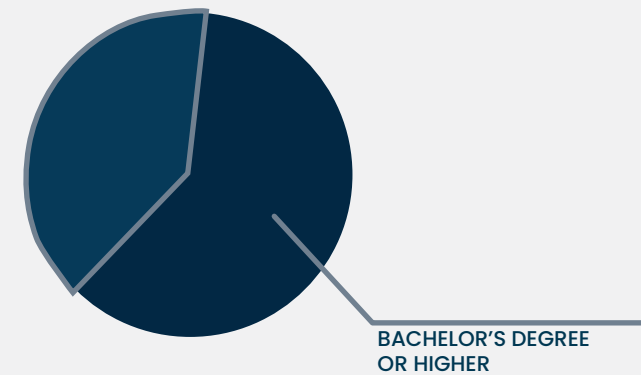
### MEDIAN AGE IS

# 37



## Educational Attainment

Over 62% residents hold a Bachelor's Degree or higher within a 5 km radius.



## Income Levels

With 26% earning under \$40,000, the range of average household incomes is:

# \$70K TO \$100,000K

## Labor Force Participation

# 62%

The local employment base is broad and resilient, with strong representation in sales & service, business and administration, management, trades, and transportation, reinforcing the area's appeal to both operational and customer-facing users.

## Household Characteristics

One or two-person households dominate making up 60%, with household growth expected to reach

# 24.13% BY 2033



Over 50,157 new households are expected by 2033 - sustained demand that supports long term leasing stability and NOI upside.

## Population Growth

The population within a 5 km radius is projected to reach over 122,500 by 2033.

# 19.87% GROWTH BY 2033



20 James Street, Suite 100  
Ottawa, ON., K2P 0T6

 613.759.8383

 [LEASING@DISTRICTREALTY.COM](mailto:LEASING@DISTRICTREALTY.COM)