



Office Space **FOR LEASE**

177 Colonnade Road,
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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177 Colonnade Road
Suite 101
Ottawa

Price
\$14.50/sf

OPC
\$12.57/sf



Key Features

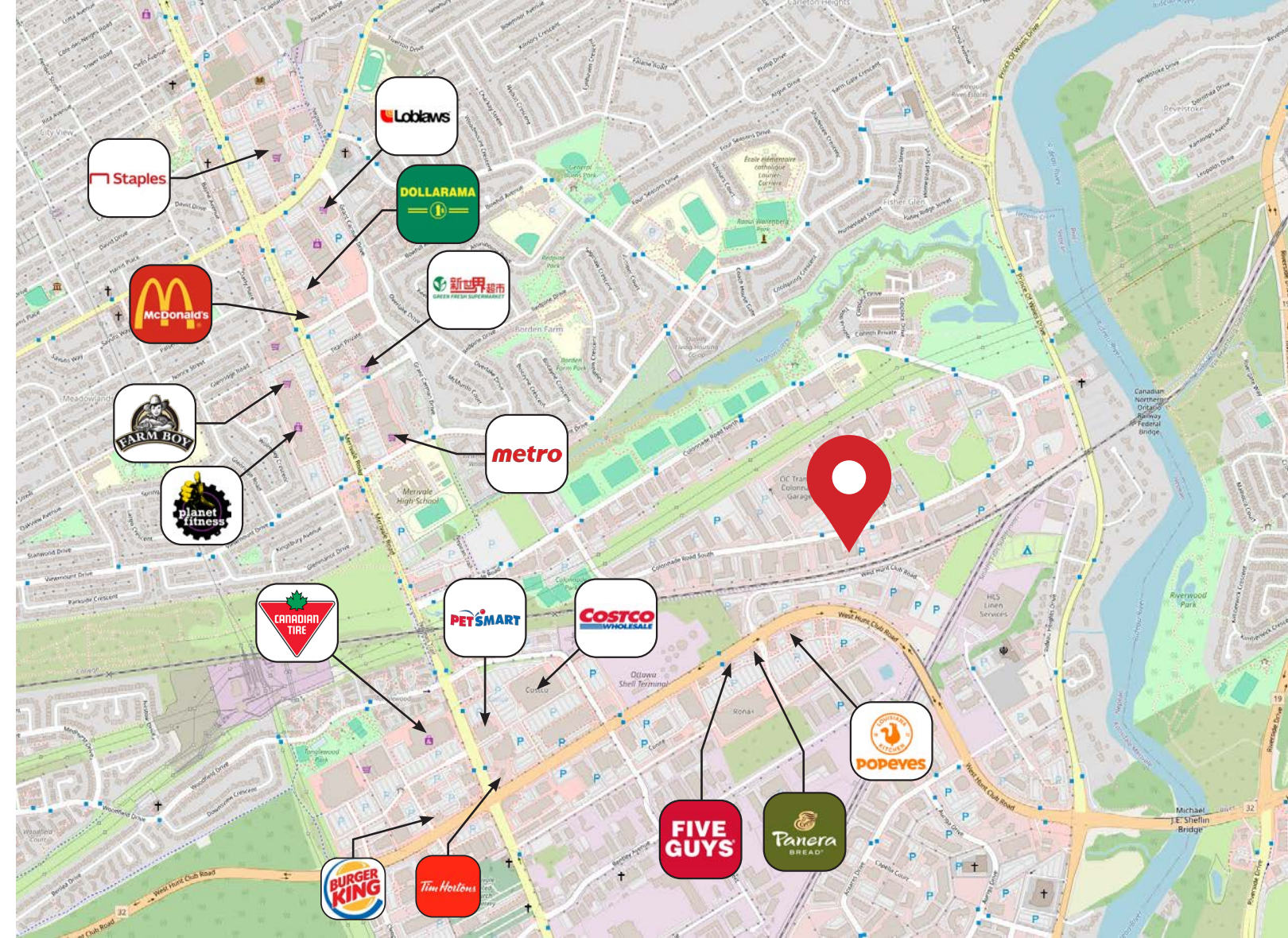
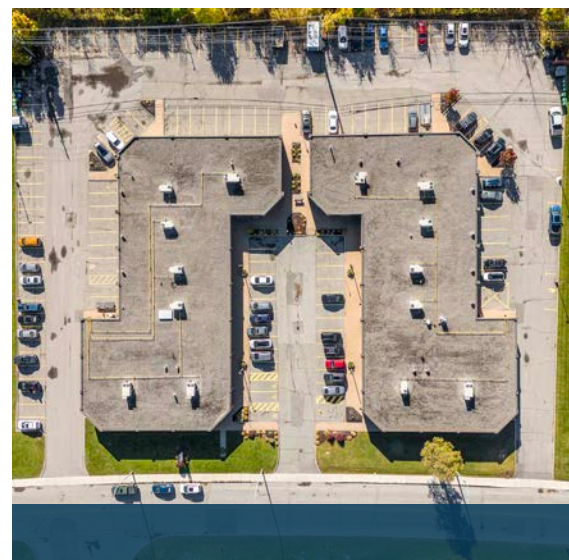
Suite 101 9,120 sf **Available** March 1, 2026
Zoning IG5 **• Parking On-Site**

Discover a modern office environment designed for productivity and comfort. Located in Ottawa South's thriving Colonnade Business Park, 177 Colonnade Road offers sunlit suites with efficient layouts, perfect for businesses seeking function and style.

Highlights

- Modern, professional building
- Abundant natural light throughout each suite
- On-site surface parking for staff and visitors
- Efficient layout and a large breakroom with a patio
- Quick access to Highway 417 and major transit routes
- Close to all amenities including restaurants, banking, and fitness options

Experience a workspace that combines accessibility, modern design, and everyday convenience – ideal for professional offices, tech firms, or service-based businesses.



Location Overview

Situated in the heart of Ottawa South's vibrant Colonnade Business Park, 177 Colonnade Road offers exceptional convenience for businesses and their employees. The property is surrounded by a wide range of amenities, including Costco, Canadian Tire, Staples, and an abundance of restaurants and cafés—ideal for quick lunches or client meetings.

Tenants benefit from easy access to major routes, with Highway 417 just a short drive away and public transit conveniently nearby. The location also provides seamless connectivity to Merivale Road and Prince of Wales Drive, making it a central, accessible, and highly practical address for any professional office.



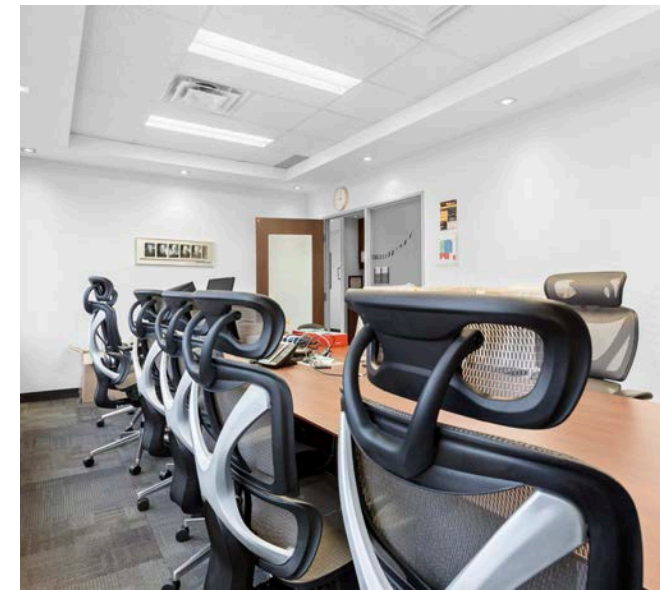
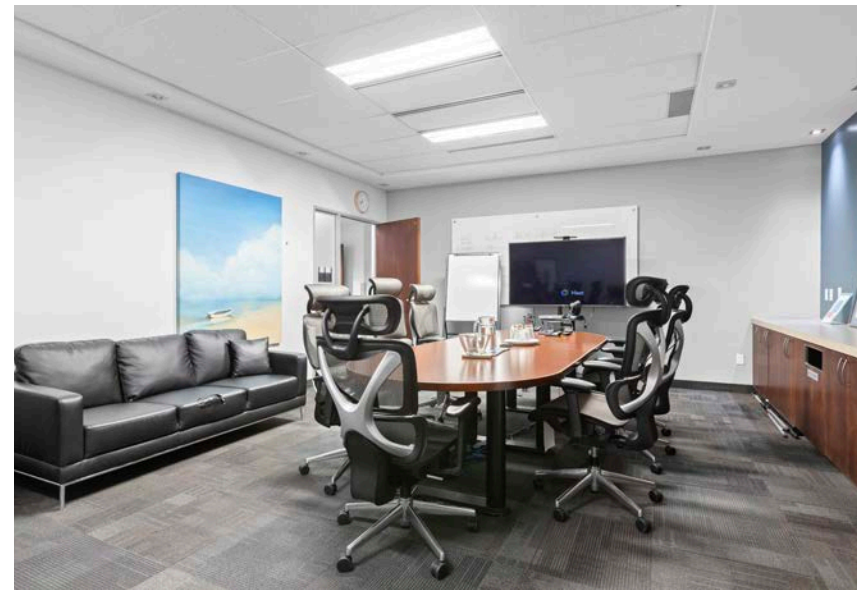
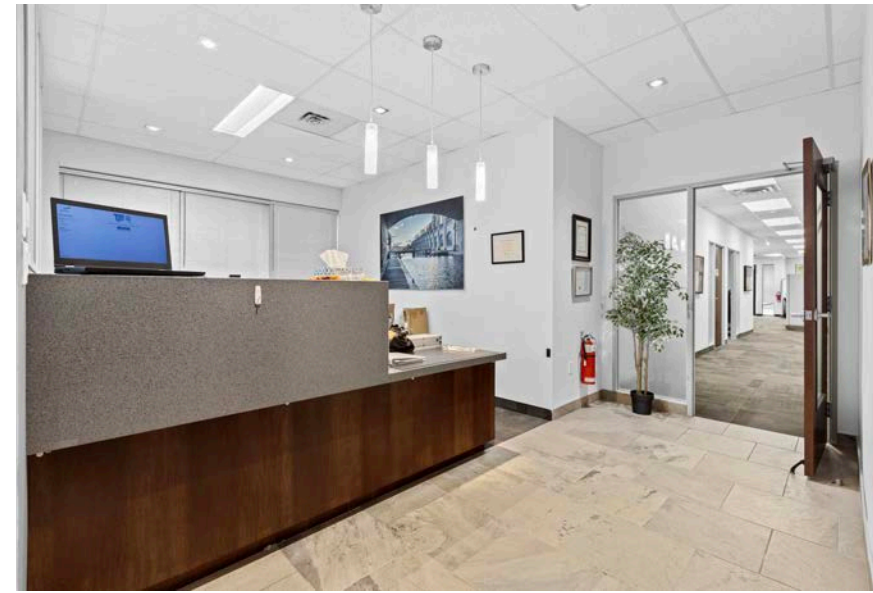
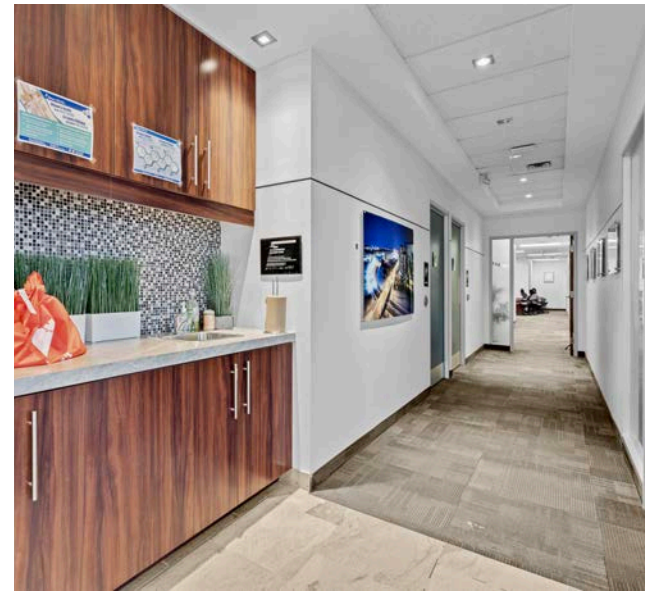
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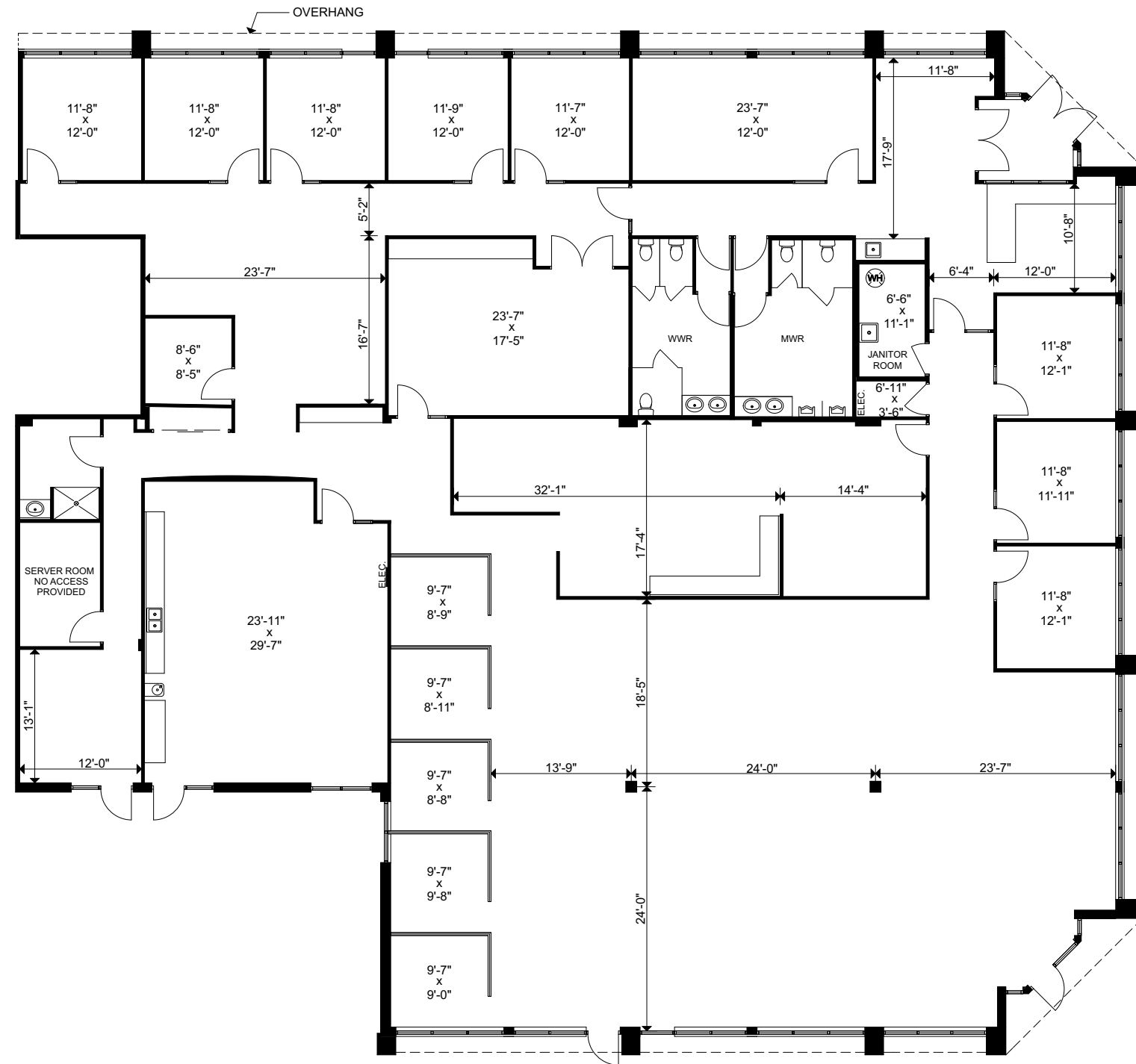
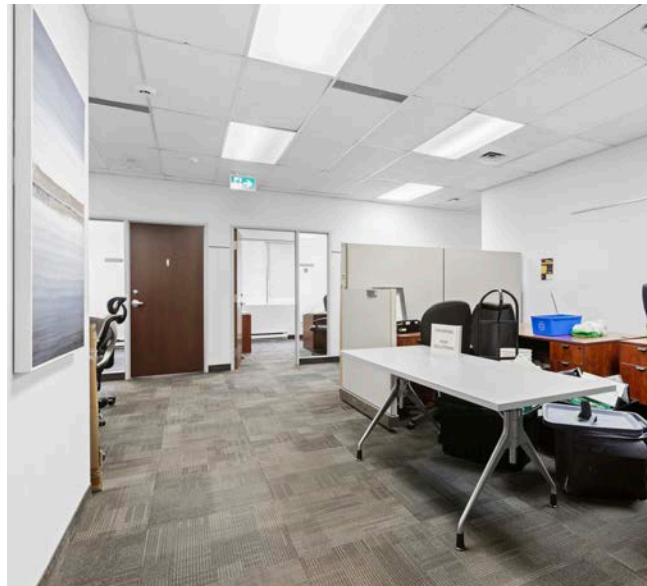
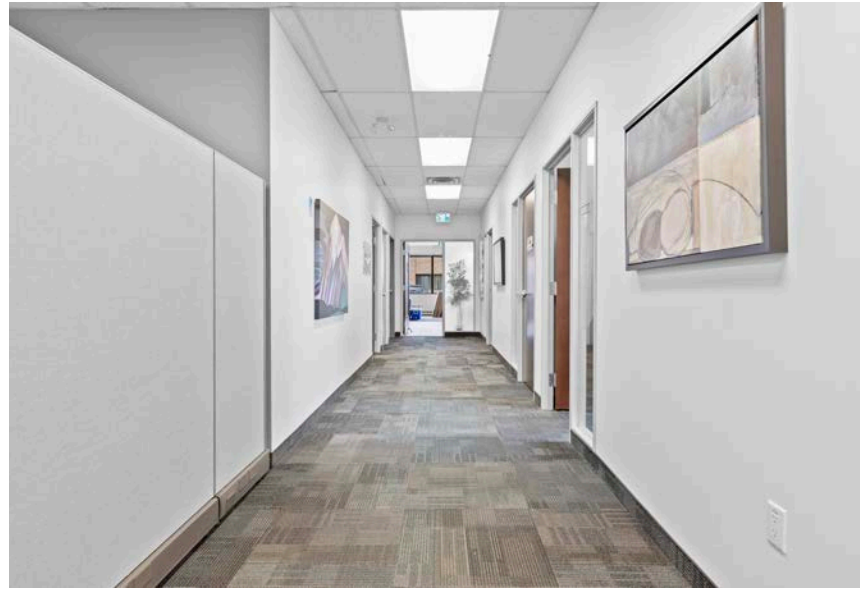
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FLOOR PLAN



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