

FOR LEASE

15 AURIGA DRIVE

Ottawa, ON K2E 1B7



JOHN ZINATI

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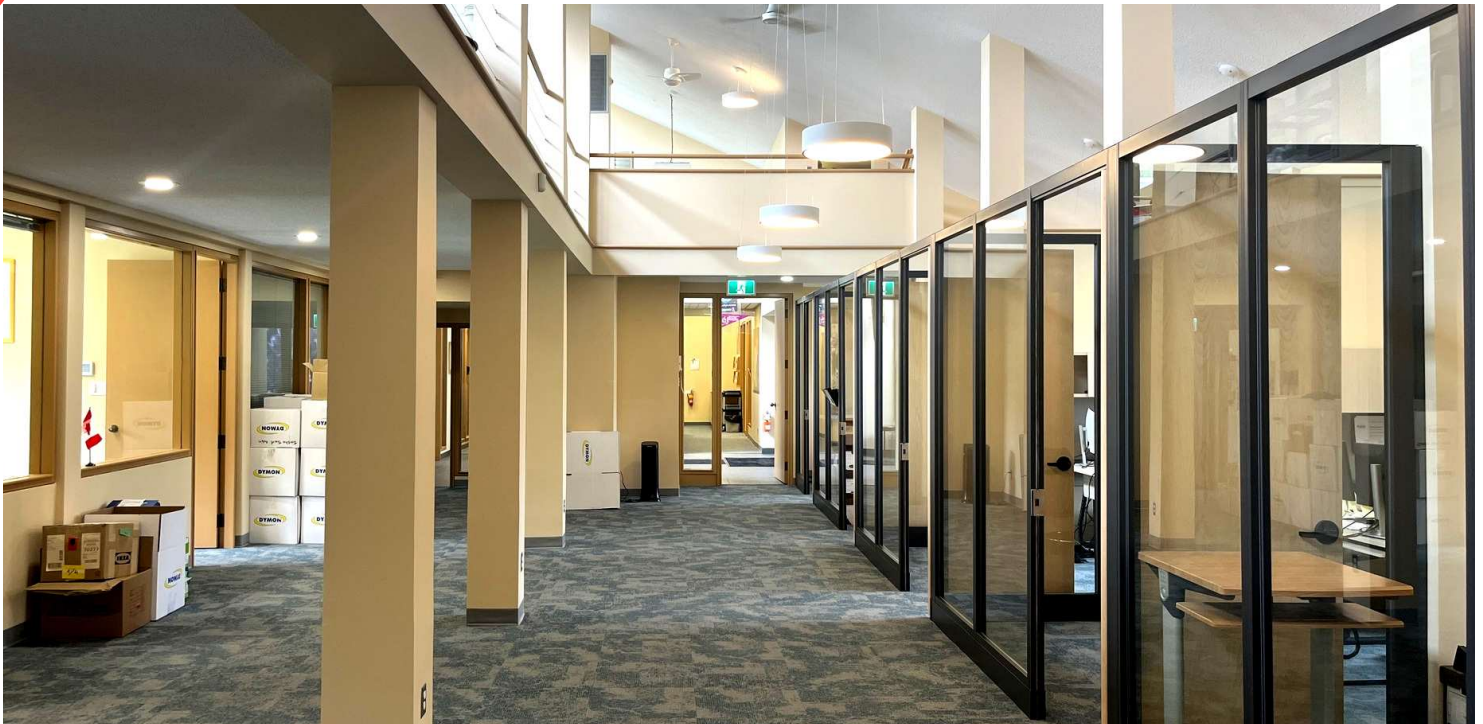
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 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available Space:	8,600 SF
Lease Rate:	\$17.00 SF/yr (NNN)
Additional Rent:	approx. \$10.42 SF/yr

PROPERTY OVERVIEW

Professional, fully renovated office space in central South end location, just off of West Hunt Club Road. Offering approx. 8,600 SF, this building features a welcoming reception area, 12 private offices, mezzanine, 3 PHASE/400 AMP/600 VOLT electrical power, 5 washrooms, kitchenette and plenty of onsite parking. Designed to support modern business operations, the space offers flexibility, efficiency, and comfort for your team and clients alike. The property also offers quick and easy access to major transportation routes, making commuting convenient for staff and visitors. Situated in a highly accessible area, it is surrounded by top-tier amenities including Baton Rouge, Starbucks, Coras, Five Guys, Lowes, Jack Astors, and Costco. Whether you're looking to expand or relocate, 15 Auriga Drive presents a unique opportunity in one of Ottawa's most connected business corridors.

PROPERTY HIGHLIGHTS

- Available August 1st, 2025
- Utilities extra
- 3 PHASE/400 AMP/600 VOLT electrical power
- Ample on site parking
- Quick and easy access to major transportation routes
- Highly accessible area with top-tier amenities nearby including restaurants, cafes and department stores.

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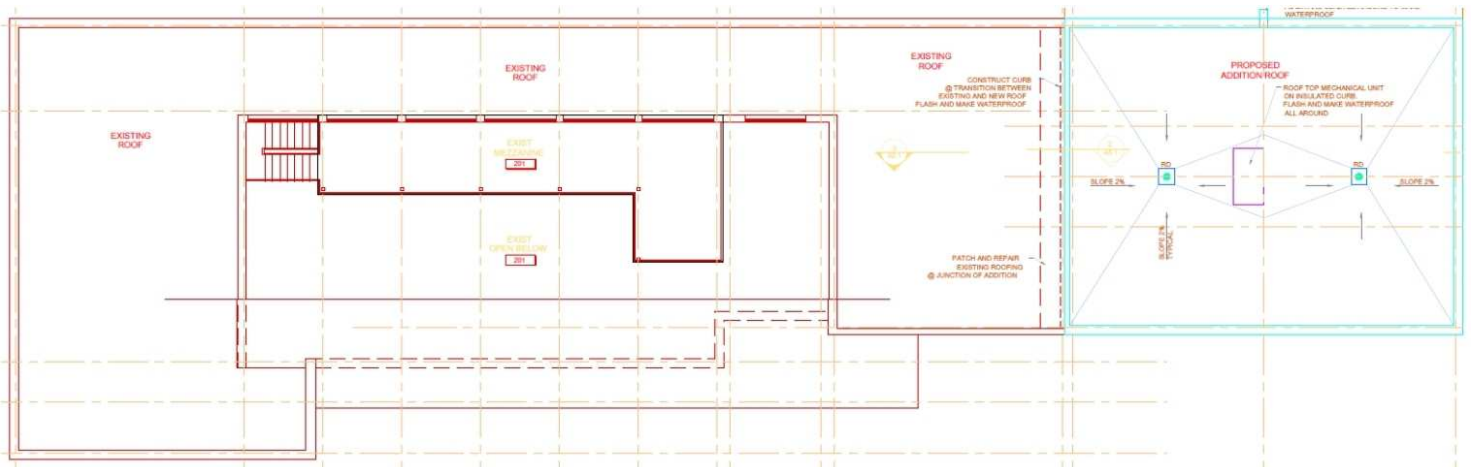
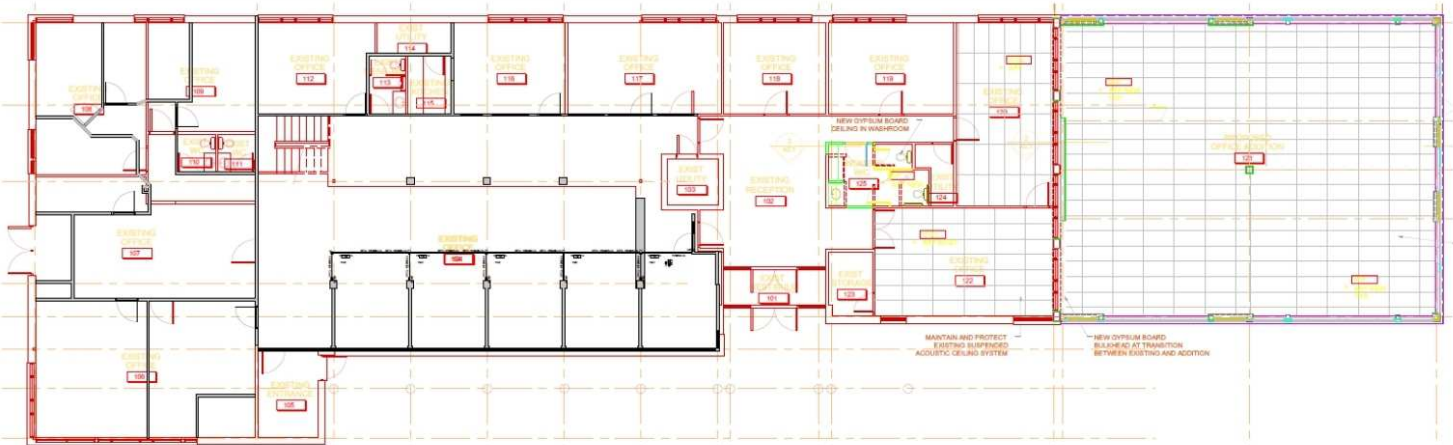
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Ground Floor and Mezzanine - Floor Plan



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Additional Photos



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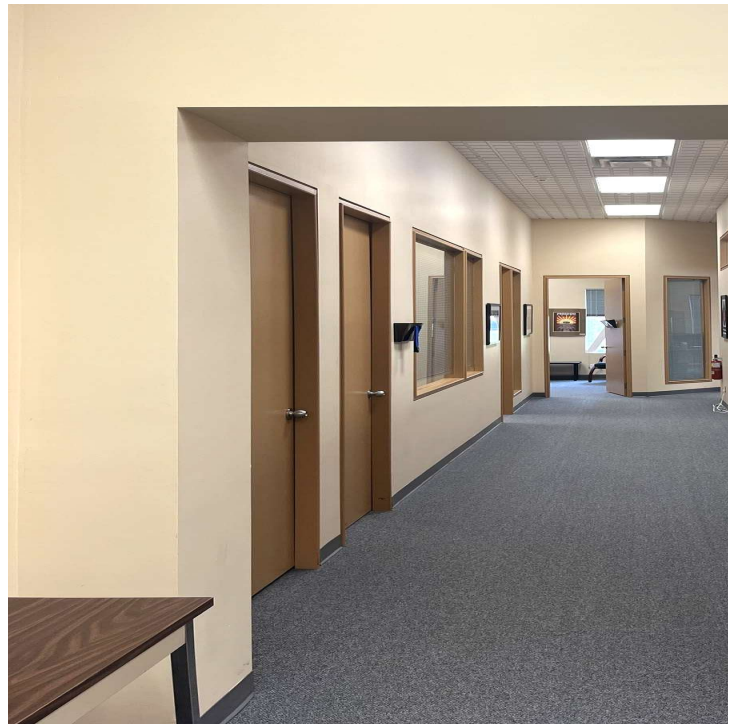
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Retailer Map



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