

Approximately 3,177 SF of
Office Space

FOR SALE

Suite 120, 30 Concourse Gate, Ottawa, ON



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PROPERTY DETAILS

FLOORPLAN

| | | | | |
|-----|--|------------------|------------|--------------|
| 120 | | Unit 20, Level 1 | 362 sq.ft. | 3,177 sq.ft. |
| | | Unit 21, Level 1 | 354 sq.ft. | |
| | | Unit 22, Level 1 | 331 sq.ft. | |
| | | Unit 23, Level 1 | 378 sq.ft. | |
| | | Unit 24, Level 1 | 482 sq.ft. | |
| | | Unit 25, Level 1 | 614 sq.ft. | |
| | | Unit 28, Level 1 | 656 sq.ft. | |

THE OFFERING

Discover a fantastic business or investment opportunity at Suite 120-30 Concourse Gate located in Colonnade Business Park. This Suite contains three units, and includes 9 enclosed offices, 2 open work area, 1 lunchroom, 1 kitchenette and 1 server room. It also includes two 2-piece bathrooms, a lounge/break area, an interior boardroom and a front and back entrance. Offering approximately 3,177 sq. ft. of versatile space. The layout is well-suited for a variety of office uses, making it an ideal spot to establish or grow your presence in the city.

PROPERTY OVERVIEW

Address Suite 120, 30 Concourse Gate, Ottawa, ON K2E 7V7

Area 3,177 Sq. Ft.

Price \$955,000.00

Additional Costs Annual Property Taxes (2025): \$13,573.64
Annual Condo Fees (2025): \$26,804.40
Utilities, based on usage (2024): \$6,003.44

Possession Immediately

Zoning IG5

INTERIOR FEATURES



LOCATION

30 Concourse Gate is located in Colonnade Business Park in Ottawa's Nepean area. It is a well-established hub offering a mix of office, warehouse, and light industrial spaces. It is conveniently located near Merivale Road, Prince of Wales Drive, and West Hunt Club Road, with good access to highways, the airport, and public transit.



Costco Wholesale
6-minute drive



Ottawa Airport (YOW)
20-minute drive



RONA+
8-minute drive



Thai Express, Five Guys, Panera Bread, Mandarin, Baton Rouge Grillhouse & Bar
9-minute drive

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