

Asking Price: \$11,495,500

# 14 & 20 COLONNADE RD.

OTTAWA, ON



CUSHMAN &  
WAKEFIELD  
Ottawa

# 14 & 20 COLONNADE RD.



## OPPORTUNITY OVERVIEW

On behalf of the Vendor, Cushman & Wakefield Ottawa (the “Advisor”) is pleased to offer for sale a 100% freehold interest in 14 & 20 Colonnade Road, Ottawa, ON (collectively the “Properties”). This suburban office campus is situated on 3.91 acres of urban land, in one of Ottawa’s top business parks. The Properties are comprised of two office buildings totalling 56,264 square feet of gross leasable area (GLA).

The Properties are 100% leased to three separate tenants, with 39,289 square feet, comprising 20 Colonnade Road and a portion of the ground floor at 14 Colonnade Road, scheduled to become available in December 2025. This presents an exciting opportunity for owner-occupiers and value-add investors.


Both Properties feature recent renovations, including updated washrooms, roofs and lobbies. 20 Colonnade Road, which will be available for new occupancy in 2025 also features fully furnished, plug & play modern work environment with on-site shower facilities.

This opportunity offers flexible solutions for prospective owner-occupiers, featuring a full-building opportunity of 28,480 square feet and/or a partial-building opportunity of 10,809 square feet, supported by a strong-credit tenant. Additionally, this presents a rare opportunity for value-add investors to acquire fully leased Properties with over 12 months of lead time to reposition the Properties and enhance yield.

The Properties offer tenants and employees a prime location with quick and convenient access to major transportation routes, public transit, and a wide range of amenities. Situated in the Merivale Acres Business Park, it is near the retail hubs of Merivale Road and Hunt Club Road, which features a variety of shopping centers, big box stores, and stand-alone sites offering food, fuel, grocery stores, fitness centres, and hotels. Additionally, it is just a 10-minute drive from the Ottawa Macdonald-Cartier International Airport.

## INVESTMENT HIGHLIGHTS

### STRATEGIC LOCATION




The Properties are strategically located in the Merivale Acres Business Park, providing convenient access to major transportation routes and a wide array of amenities. Situated near the Merivale Road and Hunt Club Road retail corridors, the properties benefit from proximity to restaurants, grocery stores, fitness centers, hotels, and shopping options. Centrally positioned, the Properties are easily accessible from all parts of the city, just 20 minutes from Ottawa's Central Business District (CBD). It is also well-served by public transportation, with transit stops located right in front of the Properties.

### PROACTIVE CAPITAL PROGRAM




The Properties have benefited from a proactive capital management program, with the Vendor investing in capital replacements and upgrades, thus mitigating near-term future capital expenditure requirements. In 2020, the roofing on both structures was replaced, offering a significant advantage to prospective purchasers. Additionally, the lobby and second-floor washrooms at 14 Colonnade were renovated, enhancing and modernizing the space.

### OWNER/OCCUPIER OPPORTUNITY




The Properties present a unique opportunity for owner-occupiers, offering the flexibility to utilize one or both buildings while benefiting from the cash flow of in-place tenants. With ample space for growth, and a fully furnished, modern plug & play environment, your company can establish its own business campus, ensuring room for future expansion.

### VALUE-ADD INVESTOR OPPORTUNITY



The Properties are fully leased until December 2025, offering prospective investors stable cash flow as they reposition the assets. The December 2025 expiry offers flexible opportunities for new or expanding existing tenants, with the ability to lease either an entire building or partial floor, of modern plug-and-play office space. The Properties further offer 14,204 sf at 14 Colonnade Road leased to the Government of Canada through August 2028, providing exceptional credit from an established, tenured user-group. The opportunity to acquire the Properties allows value-add investors the opportunity to benefit from established cash flow and mitigate re-leasing risk.

### PROFESSIONAL OWNER & MANAGEMENT



The Properties are owned and managed by a reputable institutional company with over 20 years of experience and a significant footprint in the Ottawa region. Their professional management ensures top-tier maintenance and operations, guaranteeing a well-maintained property. This makes it an attractive option for both investors and owner-occupiers, providing peace of mind to prospective buyers.

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## PROPERTY HIGHLIGHTS

### 14 COLONNADE RD.

#### PROPERTY FEATURES

Municipal Address 14 Colonnade Road

Legal Description PT LT 30, CON A RIDEAU FRONT ,  
PART 2 , 5R6799 ; NEPEAN  
PIN: 040520350

Rentable Area 27,784 SF

Floors 2

Lot Size  
(combined) 170,320 SF / 3.91\* acres  
\* 1.81 acres leased

Parking  
(combined) 202 spaces

Year Built 1988

Zoning IG5 - General Industrial Zone



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## PROPERTY HIGHLIGHTS

### 20 COLONNADE RD.

#### PROPERTY FEATURES

**Municipal Address** 20 Colonnade Road

**Legal Description** PT LT 30, CON A RIDEAU FRONT ,  
PART 2 , 5R6799 ; NEPEAN  
PIN: 040520350

**Rentable Area** 28,480 SF

**Floors** 2

**Lot Size (combined)** 170,320 SF / 3.91\* acres  
\* 1.81 acres leased

**Parking (combined)** 202 spaces

**Year Built** 1988

**Zoning** IG5 - General Industrial Zone

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## AMENITIES MAP



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OTTAWA AIRPORT  
10 MIN





### Contact Info

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