



FOR SALE

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, 1.81 acres leased, 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 a modern work environment with on-site shower facilities and large reuse potential for the next tenant/owners.

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 transportation and a wide array of amenities. Situated near the Merivale Road and Hunt Club Road retail corridors, it is in close proximity to restaurants, grocery stores, fitness centers, hotels, and shopping options. Centrally positioned, the Properties are easily accessible from all parts of the city and is 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, a company can establish its own business campus, ensuring room for future expansion. Additionally, the Properties are an attractive investment opportunity, featuring a credible government tenant occupying a full floor in one building and the potential to lease out the entire second building. The opportunity is ideal for both owner-occupiers and investors, with the Properties fully leased until November 2025, providing investors time to reposition.



VALUE-ADD INVESTOR OPPORTUNITY

The Properties, fully leased until late 2025, provides prospective investors with steady cash flow while they reposition the assets and benefit from a lease-up runway. Investors can capitalize on current market rents, and with low vacancy in the submarket and a flight to quality, these properties will be highly sought-after.



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.

14 & 20 COLONNADE RD.

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



14 & 20
COLONNADE RD.



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

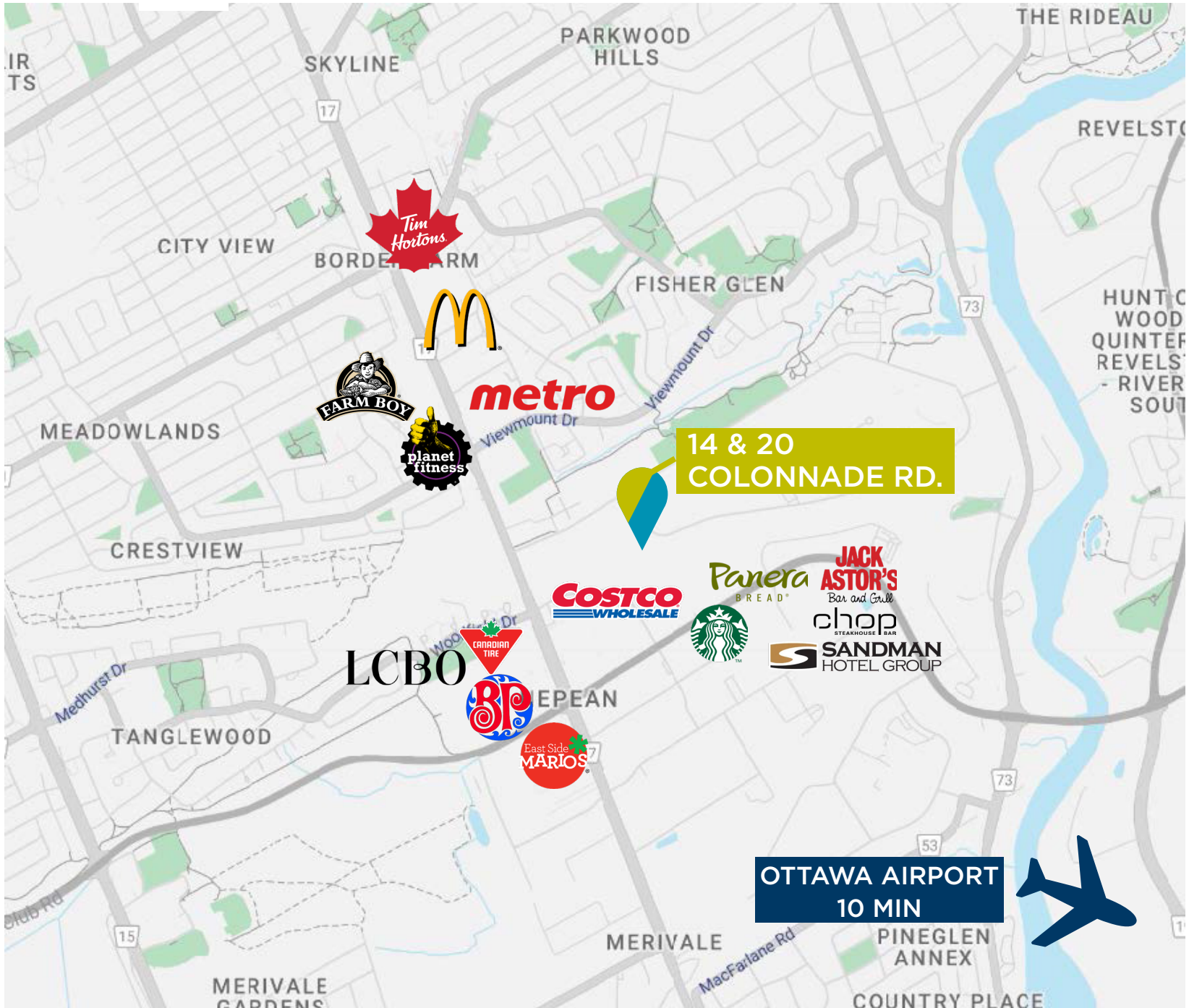
Parking (combined) 202 spaces

Year Built 1988

Zoning IG5 - General Industrial Zone

14 & 20
COLONNADE RD.

AMENITIES MAP



14 & 20
COLONNADE RD.

OTTAWA AIRPORT
10 MIN



Contact Info

Nathan Smith

Executive Vice President, Broker
Managing Director
nsmith@cwottawa.com
613 780 1577

Scott Brooker

Vice President
Sales Representative
sbrooker@cwottawa.com
613 780 1582

Adam Freedman

Associate
Sales Representative
afreedman@cwottawa.com
+1 613 780 1598



**CUSHMAN &
WAKEFIELD**

Ottawa

55 Metcalfe Street
Suite 400, Ottawa, ON
K1P 6L5
cwottawa.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.