

Asking Price: \$5,495,000

14

COLONNADE RD.

OTTAWA, ON



CUSHMAN &  
WAKEFIELD  
Ottawa

# 14 COLONNADE RD.



## OPPORTUNITY OVERVIEW

On behalf of the Vendor, Cushman & Wakefield Ottawa (the “Advisor”) is pleased to offer for sale 14 Colonnade Road, Ottawa, ON (the “Property”). This well-located, professionally managed suburban office building presents an attractive opportunity for investors and owner-occupiers alike, with recent capital improvements supporting a modern, efficient work environment. Its strategic location offers excellent accessibility, transit service, and proximity to key amenities.

14 Colonnade Road is a two-storey, 27,784 square foot office building offering a rare opportunity for partial owner-occupancy, with 10,809 square feet on the ground floor becoming available in December 2025. The second floor is leased to the Government of Canada until August 2028, providing immediate income stability. Recent capital improvements include upgraded lobbies and modernized second-floor washrooms, supporting a professional and efficient work environment. This property may be acquired individually or in conjunction with 20 Colonnade Road, providing flexibility for users or investors seeking additional scale in a high-demand submarket.

The property offers 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 feature 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 Property is 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 property benefits from proximity to restaurants, grocery stores, fitness centers, hotels, and shopping options. Centrally positioned, the Property is 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 Property.



### PROACTIVE CAPITAL PROGRAM

The Property has 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 was replaced, offering a significant advantage to prospective purchasers. Additionally, the lobby and second-floor washrooms at the Property were renovated, enhancing and modernizing the space.



### OWNER/OCCUPIER OPPORTUNITY

The Property presents a unique opportunity for owner-occupiers, offering the flexibility to utilize the building 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 itself in one of Ottawa's most established business parks.



### VALUE-ADD INVESTOR OPPORTUNITY

The Property is fully leased until December 2026, offering prospective investors stable cash flow as they reposition the assets. The December 2025 expiry offers flexible opportunities for new tenants, with the ability to lease a large portion of the ground floor, of modern plug-and-play office space. The Property offers 14,204 sf leased to the Government of Canada through August 2028, providing exceptional credit from an established, tenured user-group. The opportunity to acquire the Property allows value-add investors the opportunity to benefit from established cash flow and mitigate re-leasing risk.



### PROFESSIONAL OWNER & MANAGEMENT

The Property is 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, delivering 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 86,248 SF / 1.98 acres (0.89 acres leased)

Parking 132 spaces

Year Built 1988

Zoning IG5 - General Industrial Zone



\*Subject to change upon severance

# PROPERTY AERIAL



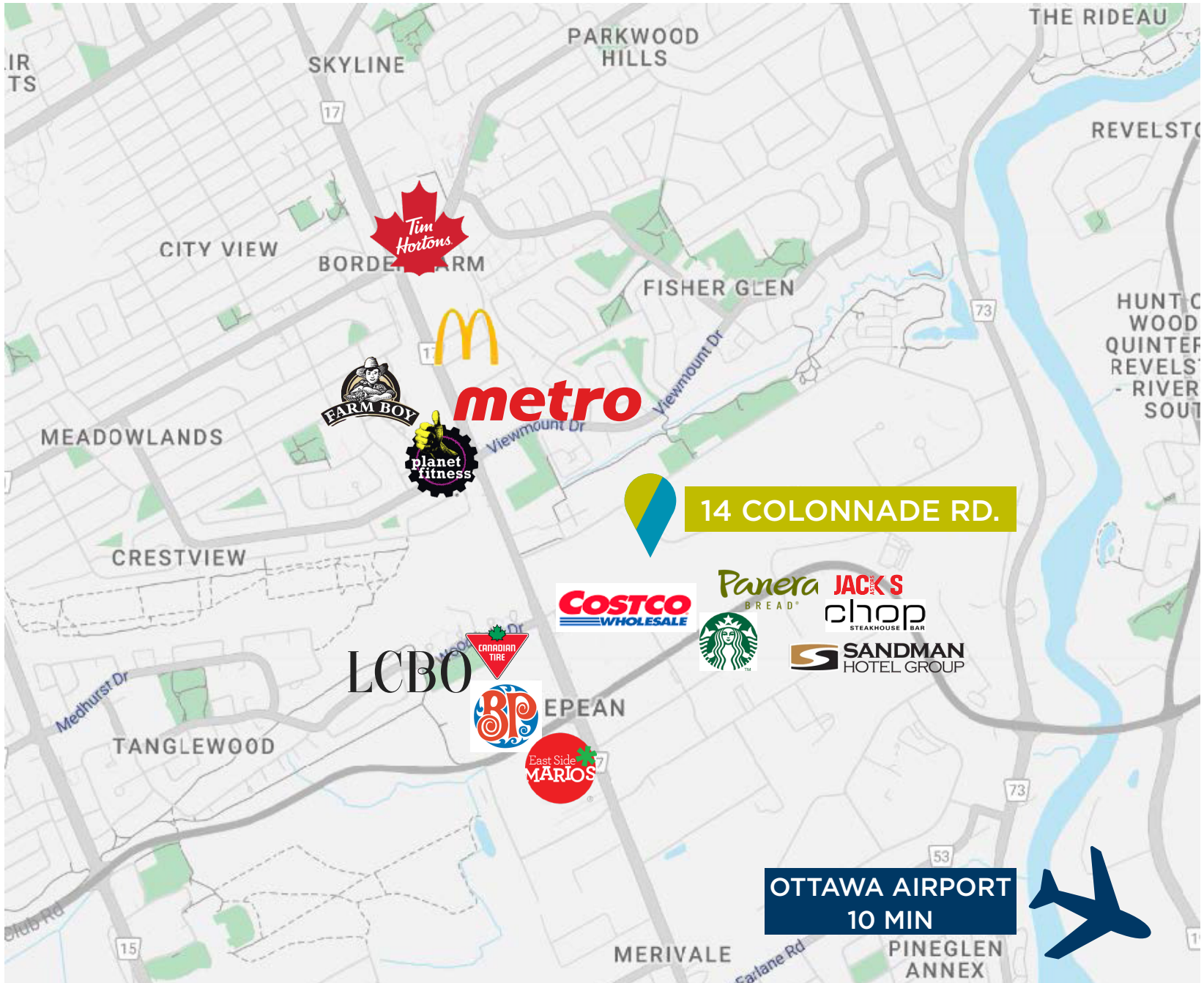
## Property Boundary Line\*

- 14 Colonnade Road
- 20 Colonnade Road

-  Leased area from Infrastructure Ontario
-  Leased area from Infrastructure Ontario

14 COLONNADE RD.

# AMENITIES MAP



14 COLONNADE RD.

OTTAWA AIRPORT  
10 MIN





### Contact Info

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