



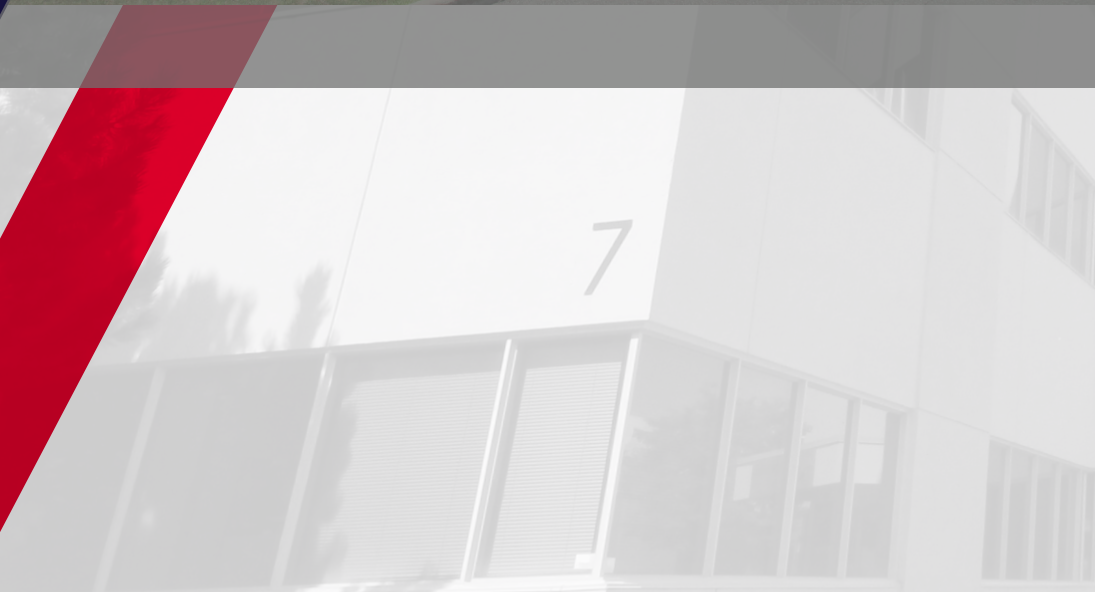
**CUSHMAN &  
WAKEFIELD**  
Ottawa

# **OFFICE / FLEX SPACE FOR LEASE**

**3,000-33,650\* SF**

***\*FULL BUILDING  
AVAILABLE***

**7 Capella Court**  
Ottawa, ON



# Property Overview

7 Capella Court is a Class A suburban office / flex building in the heart of the Rideau Heights Business Park. This modern suburban building was constructed in 2001, with manufacturing/warehouse component added to the north-side of the building in 2014.

The 3-storey, 33,650 SF building offers 2,500 SF of column-free warehouse space and approximately 3,600 SF of lab space on the ground floor. The remaining space is fully built-out office space ready for immediate occupancy. 7 Capella Court is fully accessible and offers a generous parking ratio of 3 per 1,000 SF with a drive-in door to the warehouse. The building can be leased in its entirety or demised to fit your business needs.

It is strategically located in the City's south-end urban area, in close proximity to the Ottawa International Airport, Highway-416, and primary transportation & commercial arteries along Hunt Club & Merivale Road.

Available Suites	Suite 100: 5,826 SF	lab + office
	Suite 101: 5,140 SF	warehouse + office contiguous with Suite 100 for a full floor
	Suite 200: 5,511 SF	office space
	Suite 201: 5,303 SF	office space contiguous with Suite 200 for a full floor
	Suite 300: 7,502 SF	office space
	Suite 302: 2,190 SF	office space
Net Rent:	\$14.50 PSF	
Additional Rent:	\$12.50 PSF (2025 Est.)	
Zoning:	IG5	
Parking Ratio:	3 per 1,000 SF	
Available:	Immediately   Short-term lease options available	



**ON-SITE CAFETERIA**

# 1<sup>st</sup> Floor

SUITE 100: 5,826 SF | SUITE 101: 5,140 SF



# 2<sup>nd</sup> Floor

SUITE 200: 5,511 SF | SUITE 201: 5,303 SF

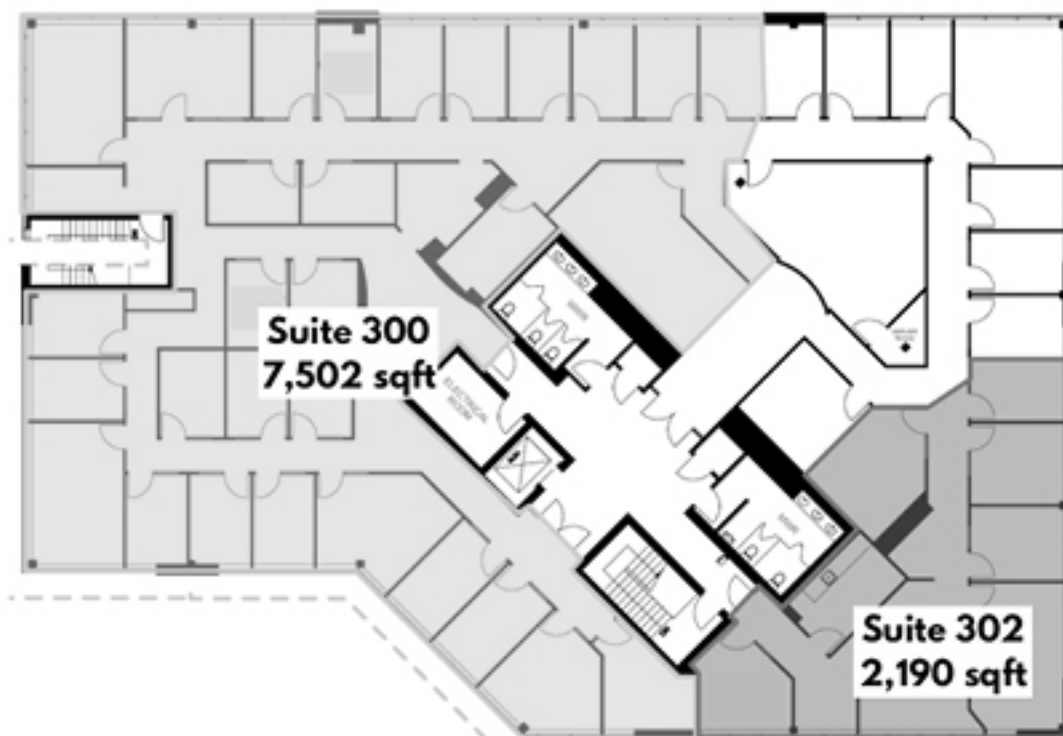
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# 3<sup>rd</sup> Floor

SUITE 300: 7,502 SF | SUITE 302: 2,190 SF

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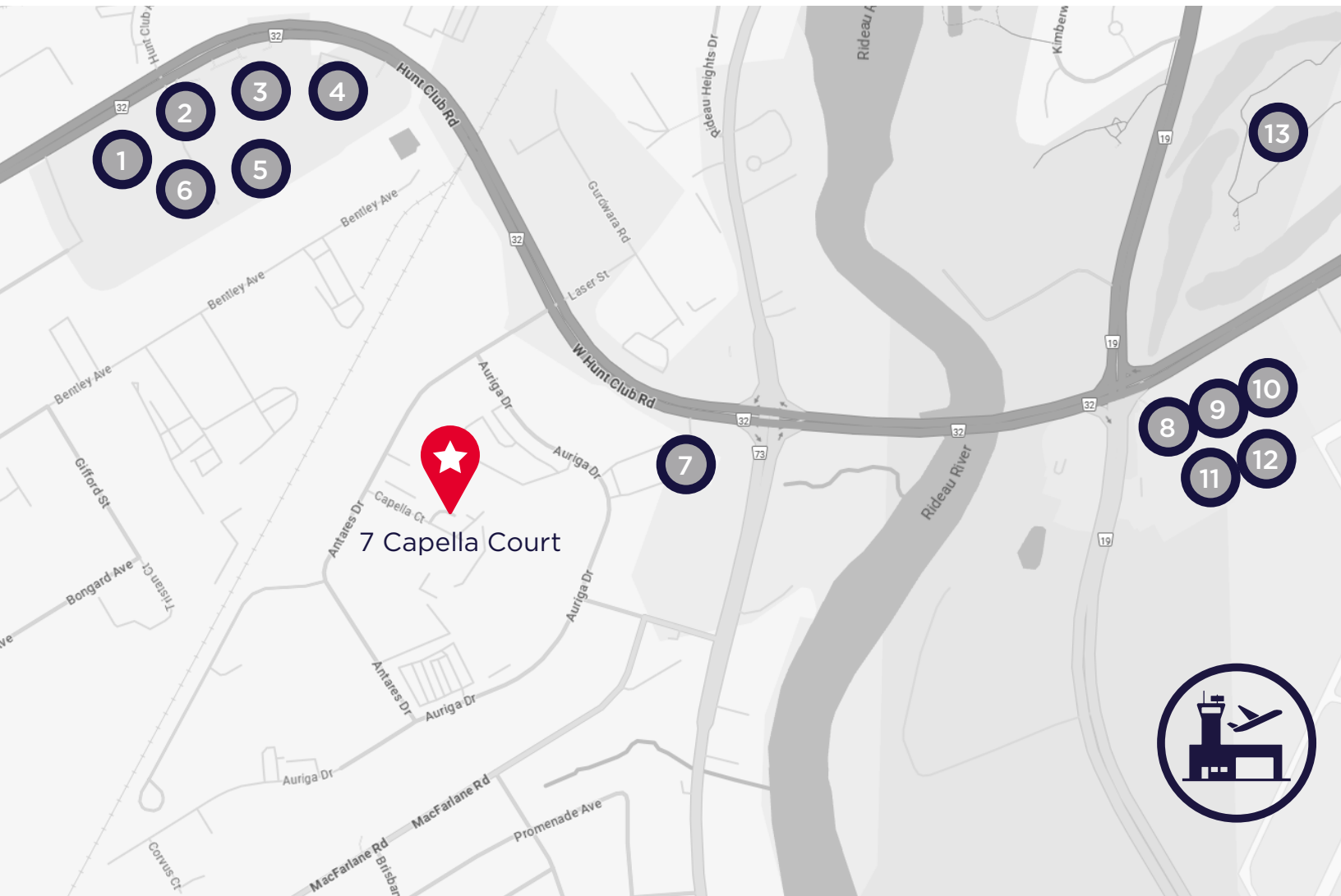


OFFICE UNITS CAN BE RENTED FURNISHED



# Amenities within 2.5 km

1. Starbucks
2. Five Guys
3. Panera Bread
4. Jack's
5. Bâton Rouge
6. RONA+
7. Tim Hortons
8. Moxies
9. Second Cup
10. TD Canada Trust
11. T&T Supermarket
12. Anytime Fitness
13. Ottawa Hunt and Golf Course



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*Strategically located  
suburban building in the  
heart of the Rideau Heights  
Business Park.*

