

**CUSHMAN &
WAKEFIELD**

Ottawa

OFFICE SPACE FOR LEASE

GROUND FLOOR

10,948 SF

2ND FLOOR

10,947 SF

****FULL BUILDING
AVAILABLE***

53 Auriga Drive
Ottawa, ON



Property Overview

Turnkey Office Space for Lease – Freestanding Building

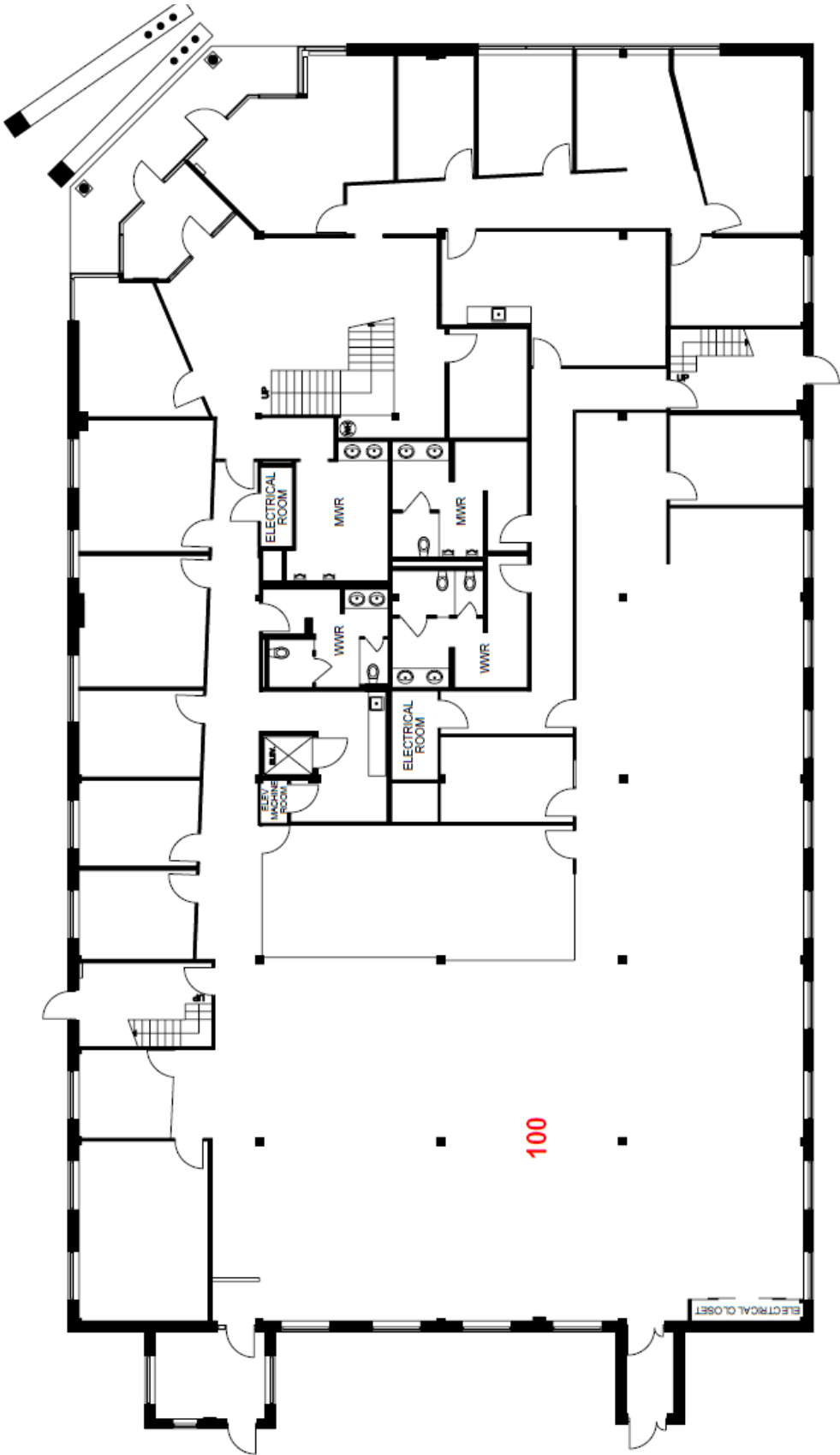
This boutique suburban office building is comprised of 21,895 sq. ft. of newly built-out office space. With exterior and interior glass throughout, 53 Auriga is a bright building ready for immediate occupancy. A fully paved parking lot with space for 80 vehicles is a huge benefit to this property. Conveniently located near Hunt Club Road, Ottawa International Airport and public transportation, getting to work is easy! Property can accommodate up to five tenants or a single tenant with great building signage and exposure.

Available Suites	Ground Floor: 10,948 SF
	2nd Floor: 10,947 SF
Net Rent:	Starting at \$16.00 PSF
Additional Rent:	\$12.50 PSF (2025 Est.)
Zoning:	IG5
Parking:	80 spaces
Available:	Immediately



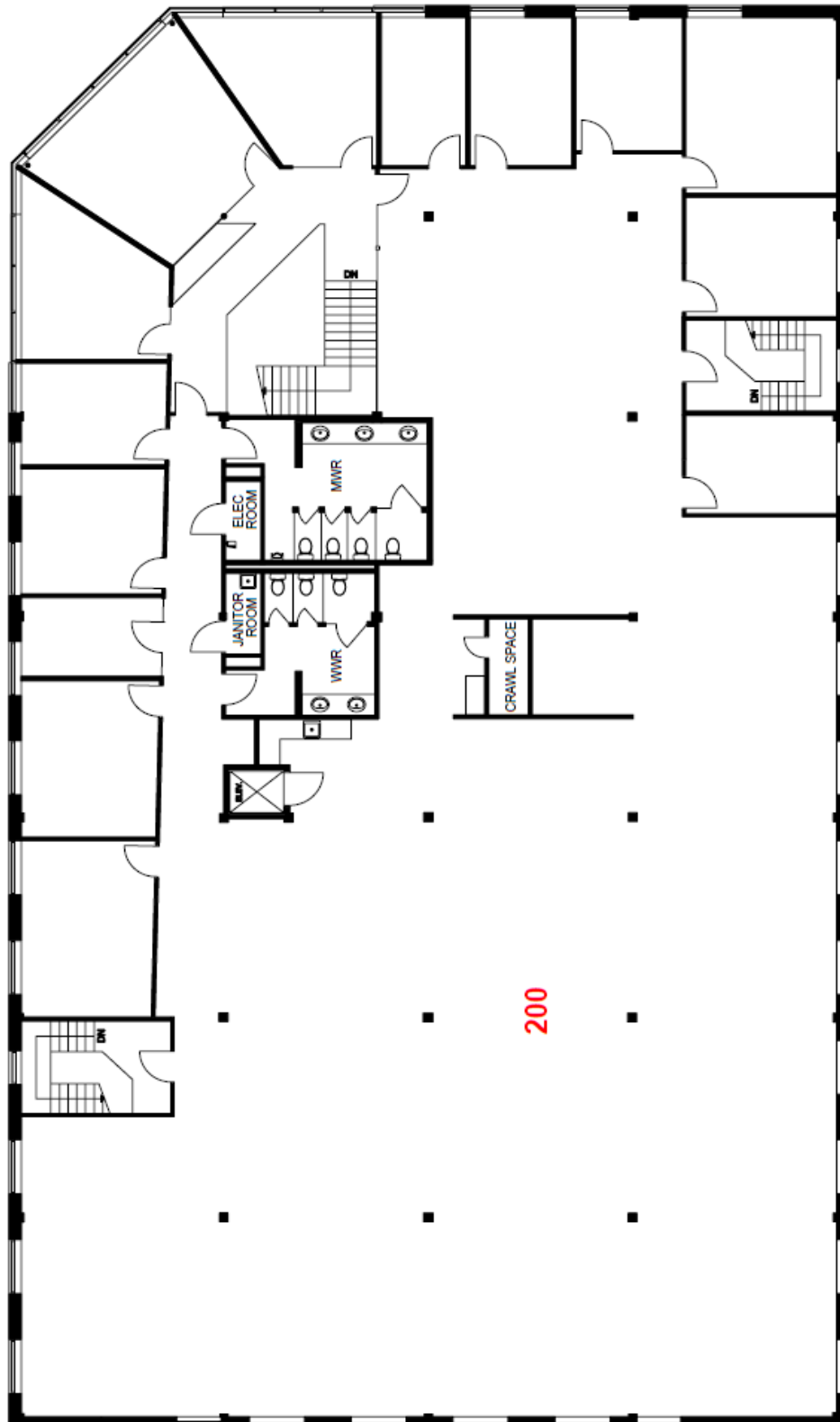
Gound Floor

10,948 SF



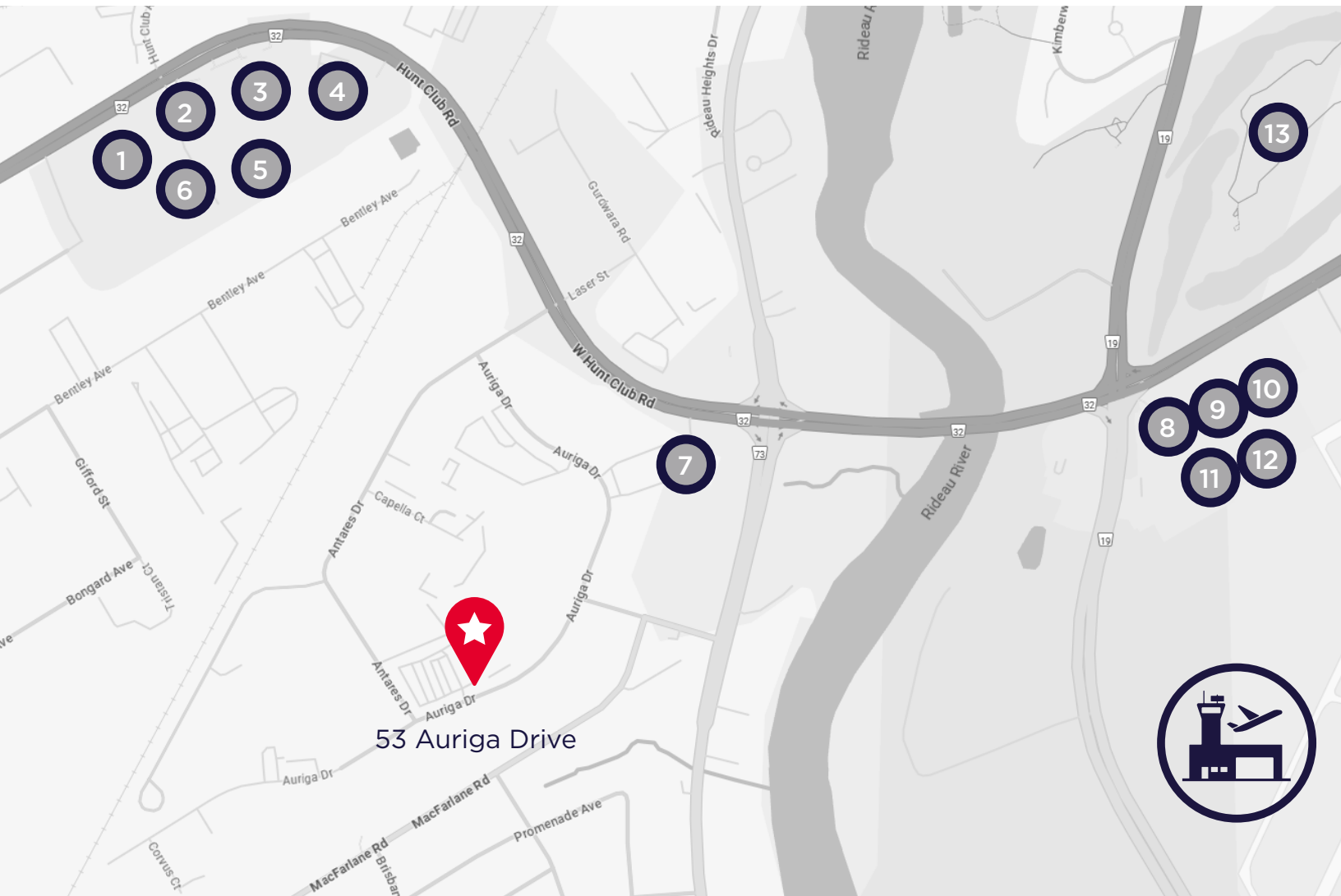
2nd Floor

10,947 SF



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.*

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