

FOR LEASE
Giant Tiger Place

2480 Walkley Rd.



UP TO 106,000 SF TURNKEY OFFICE SPACE



Ottawa, ON.



Full-Service Cafeteria On-Site



Multiple Meeting Rooms Available



Connected to Giant Tiger Grocery Store



Fitness Center With Saunas, Change Rooms, and Showers



24/7 On-Site Security



Loading Facility With Grade and Dock Level Doors



700V With Standby Generator



EV Charging Stations



Ample On-Site Surface Parking

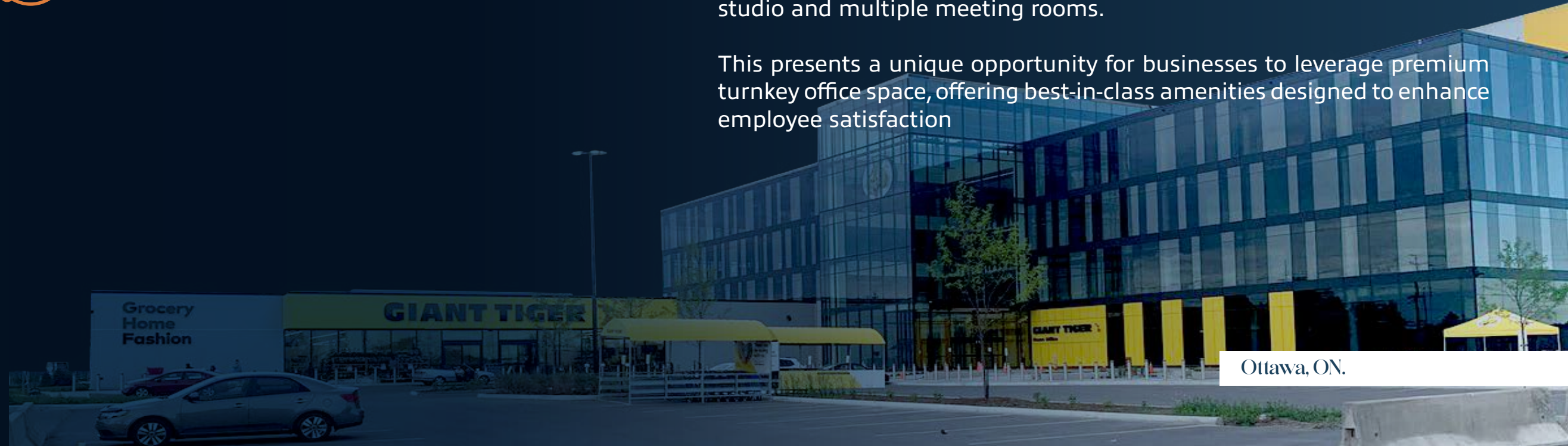
2480 Walkley Rd.



Discover exceptional turnkey office space at **2480 Walkley Road**, where cutting-edge design seamlessly integrates with best-in-class amenities in Ottawa's vibrant market.

Brand new building, completed in 2021 offering a total of 106,000 square feet of rentable office space over 4 contiguous floors., each providing 26,550 square feet of versatile workspace. Conveniently connected to the Giant Tiger retail and grocery store, the building boasts state-of-the-art facilities from a full floor cafeteria, Barista bar, fitness centre with cycle studio and multiple meeting rooms.


This presents a unique opportunity for businesses to leverage premium turnkey office space, offering best-in-class amenities designed to enhance employee satisfaction



Ottawa, ON.

Availabilities

UP TO 106,000 SF TURNKEY OFFICE SPACE

Suite 1B	26,550 SF	Available Immediately
Suite 2B	26,550 SF	Available Immediately
Suite 3A	26,550 SF	Available Immediately
 Suite 3B	26,550 SF	Available Immediately

Asking Rent:
Contact Listing Agent

Amenities

UP TO 106,000 SF TURNKEY OFFICE SPACE



CAFETERIA



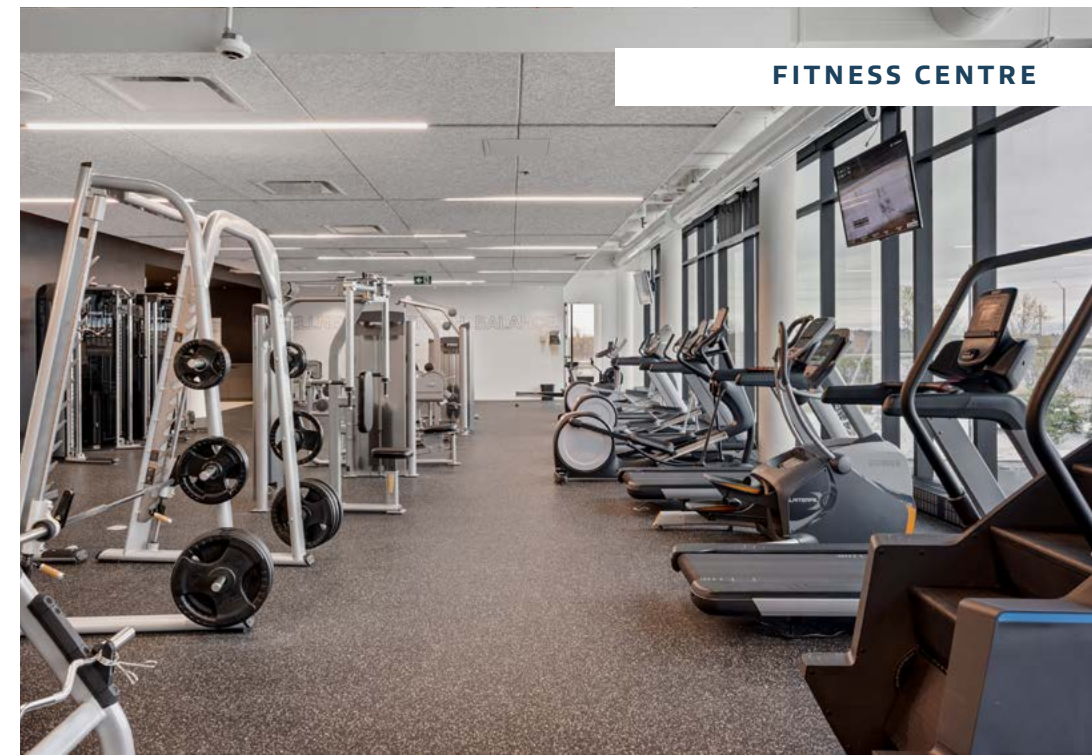
CONFERENCE ROOM



FULL CAFETERIA SERVICE



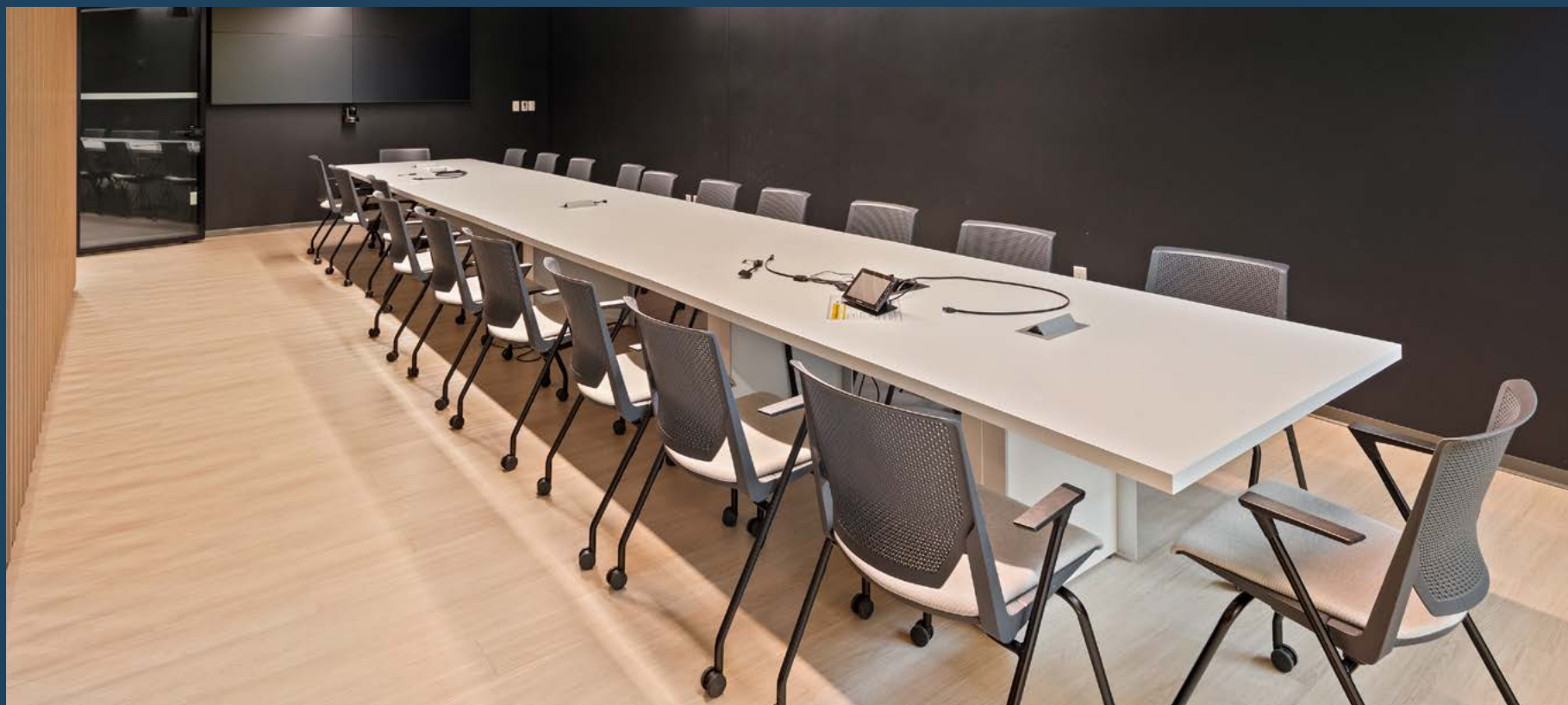
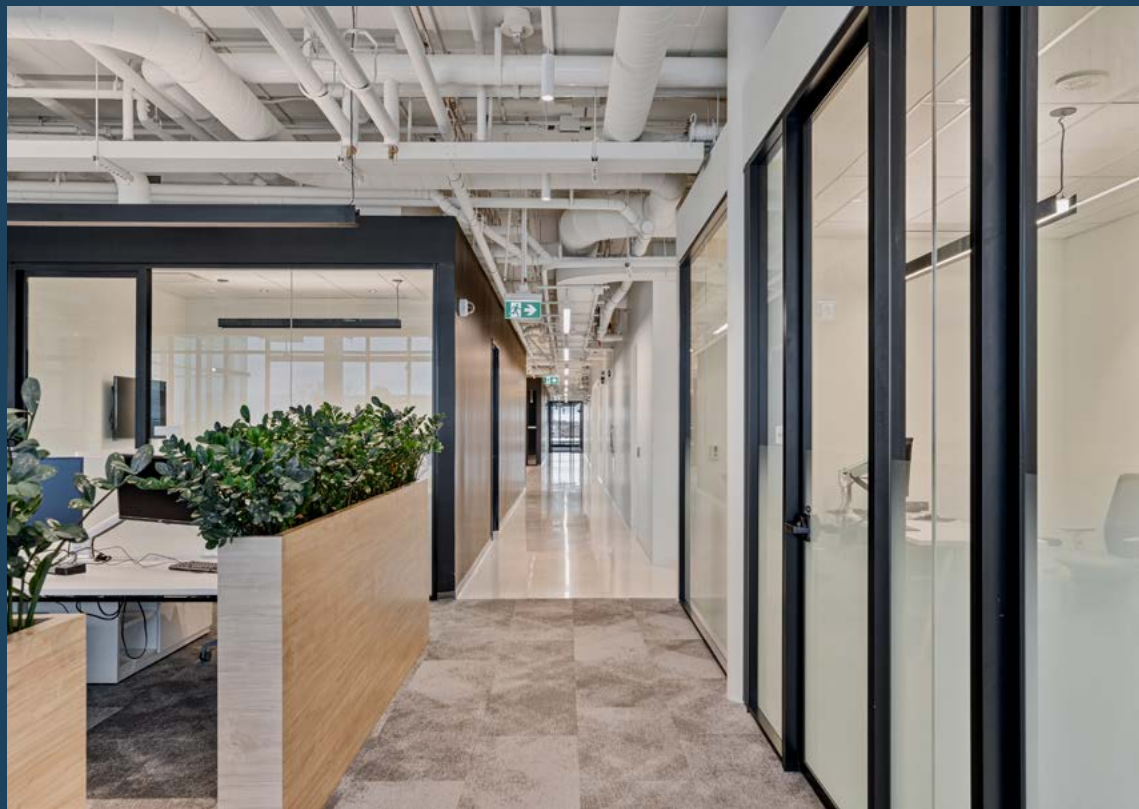
BARISTA BAR



FITNESS CENTRE

Suite 1B — 26,550 SF

UP TO 106,000 SF TURNKEY OFFICE SPACE

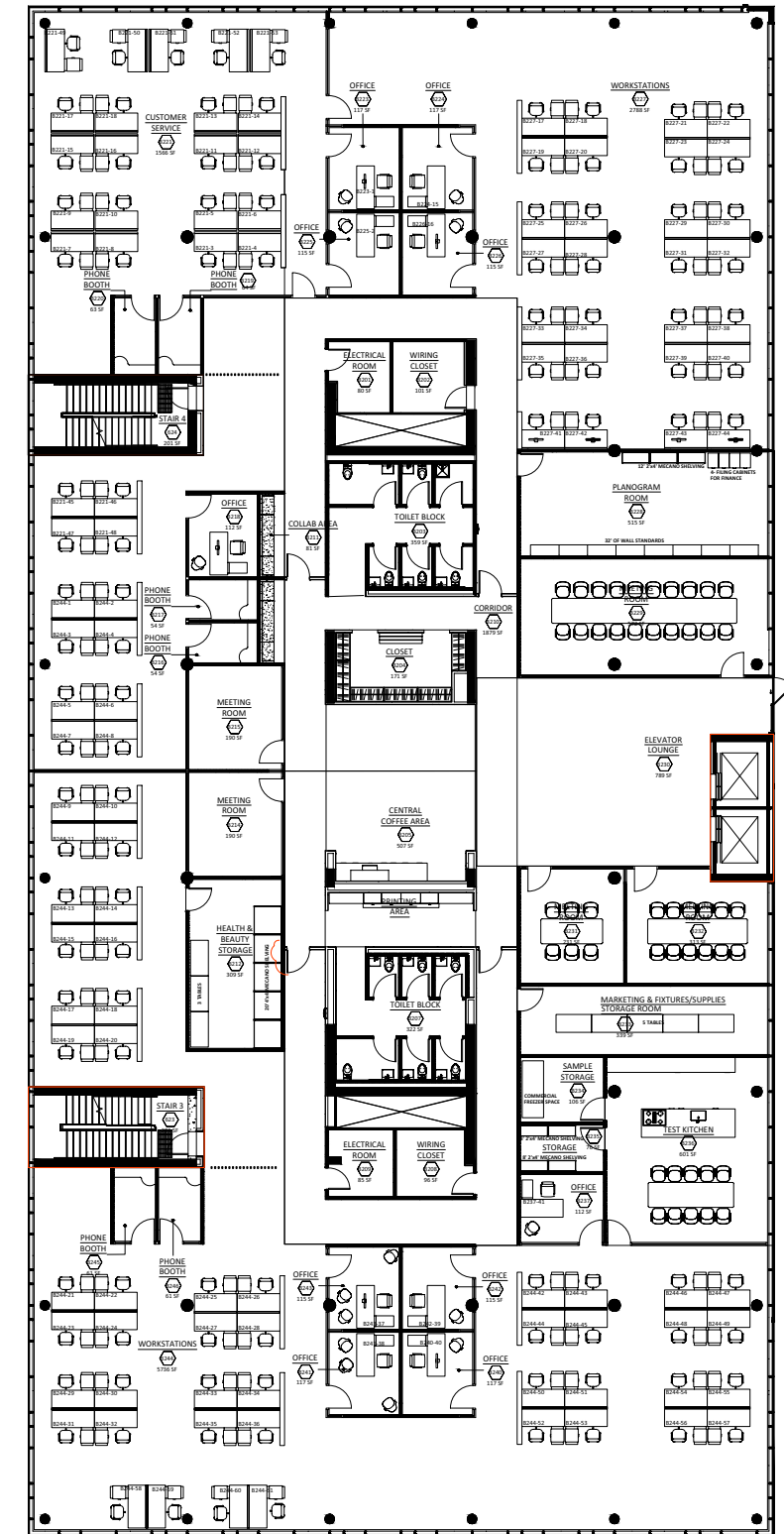


Floor Plans

Ottawa, ON.

Suite 2B – 26,550 SF

UP TO 106,000 SF TURNKEY OFFICE SPACE

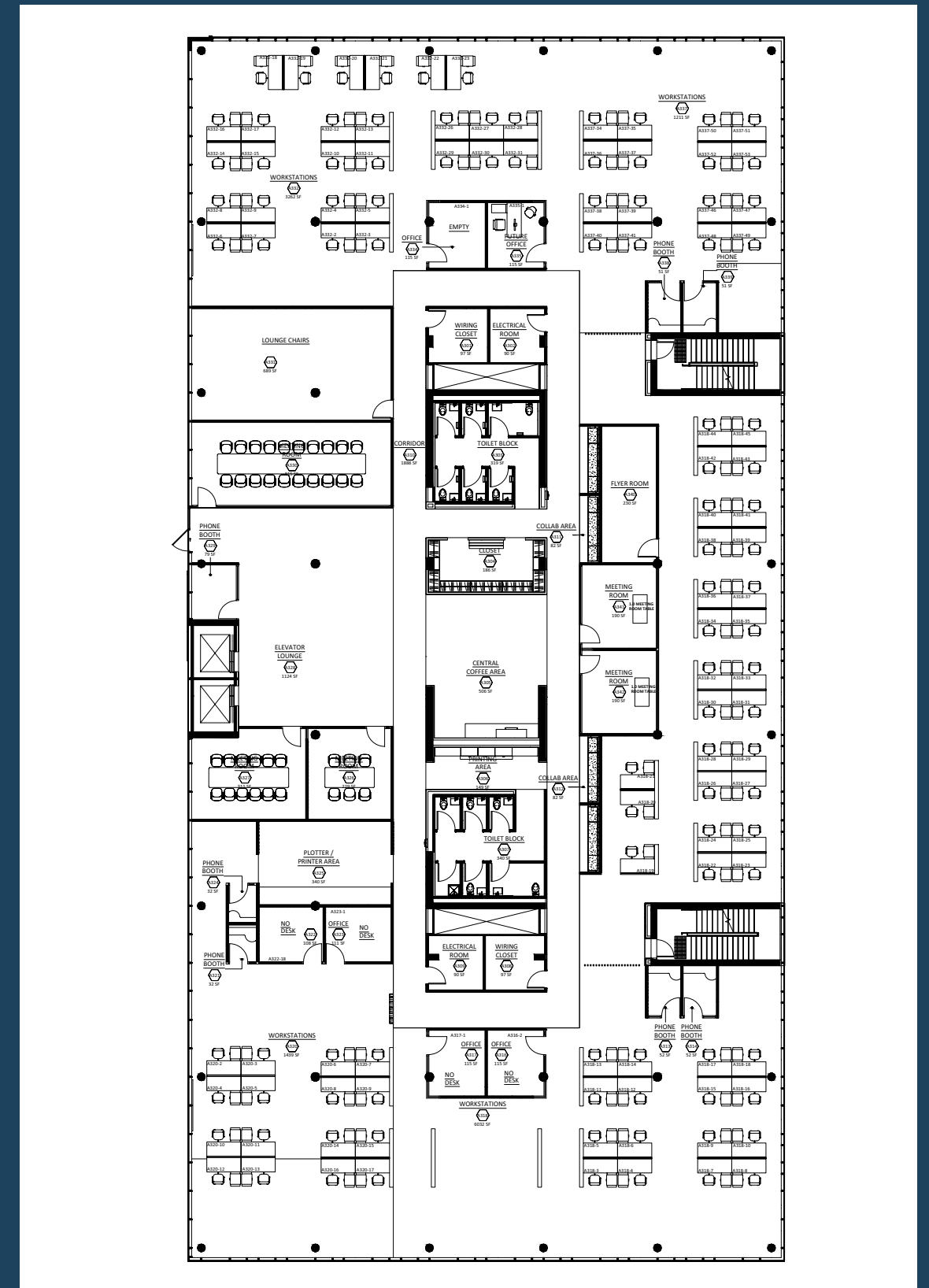
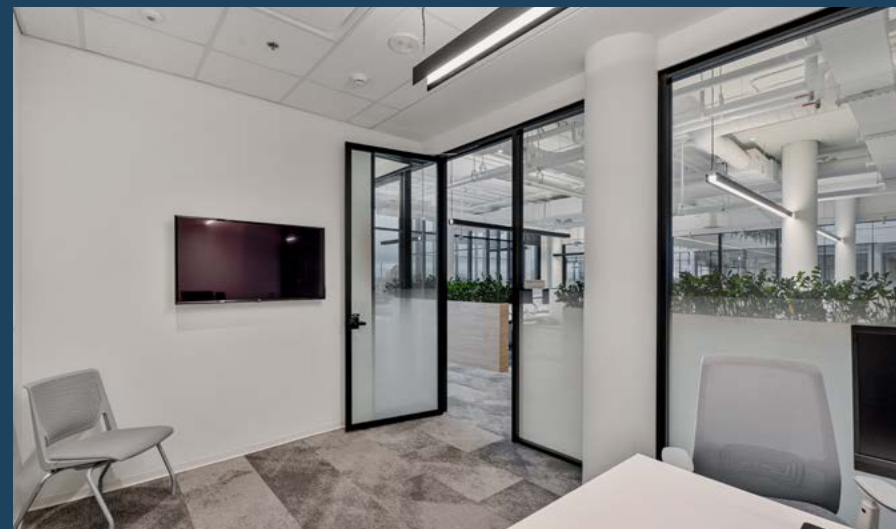
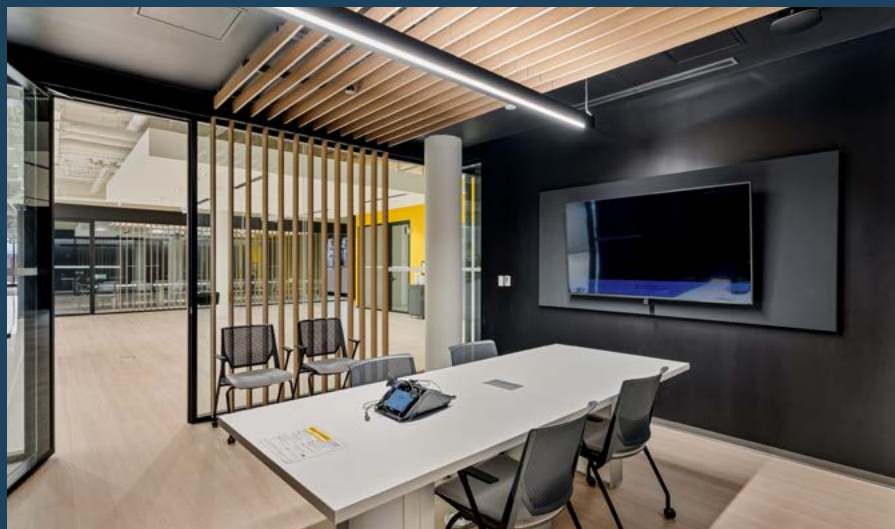


Floor Plans

Ottawa, ON.

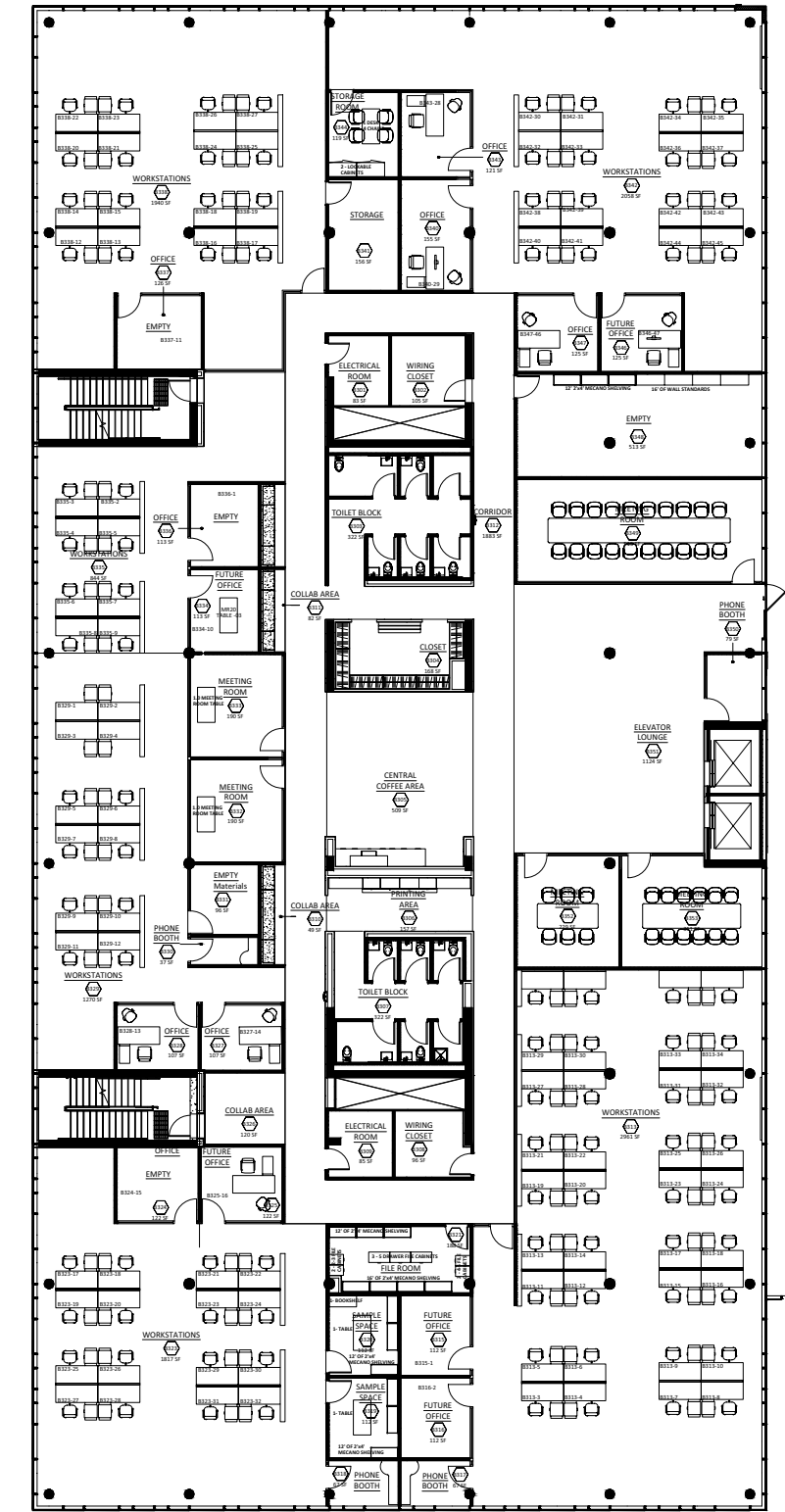
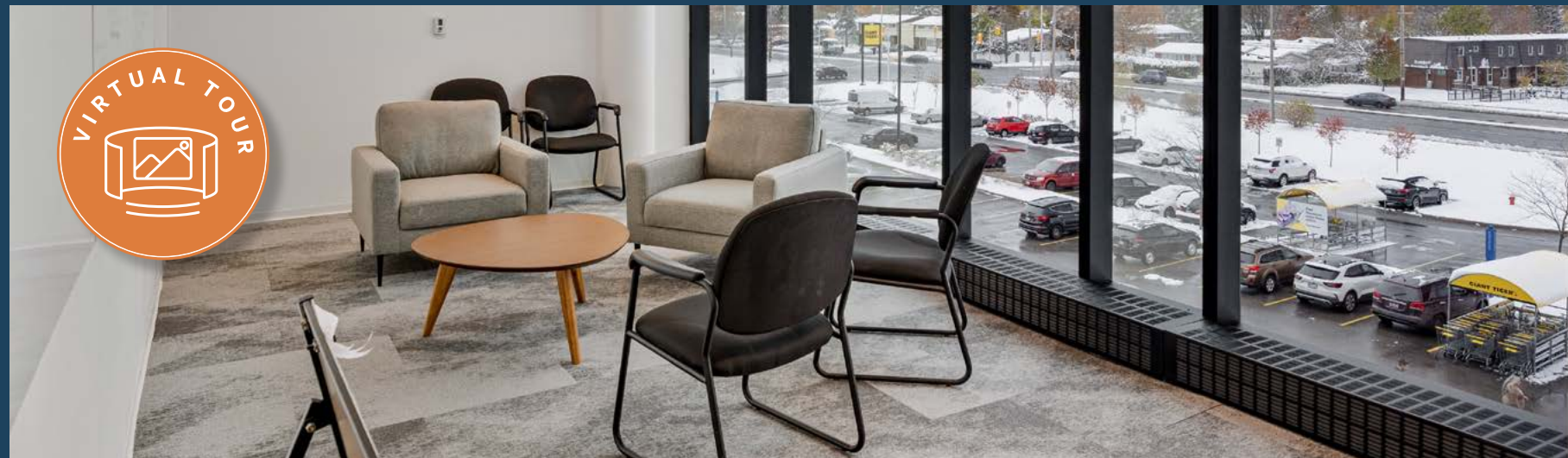
Suite 3A – 26,550 SF

UP TO 106,000 SF TURNKEY OFFICE SPACE



Suite 3B – 26,550 SF

UP TO 106,000 SF TURNKEY OFFICE SPACE



Floor Plans

Ottawa, ON.

Location – 2480 Walkley Rd

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2480
Walkley Rd.



Highway 417 (East/West): 3 minutes via Walkley Road



Highway 416: 15-20 minutes via Hunt Club Road

Airport: Ottawa Macdonald- Cartier International Airport: 15-20 minutes



Public Transit: OC Transpo bus stops: 2-5 minutes walking

Greenboro LRT Station: 10-15 minutes by car or bus



South Keys Shopping Centre: 8-12 minutes.

Billings Bridge Plaza: 12-18 minutes.

Rideau Centre (downtown): 15 minutes

Local restaurants on Bank Street: 5-10 minutes



ByWard Market Area: 15-20 minutes

Glebe dining district: 15-20 minutes



The Ottawa Hospital (General Campus): 10-15 minutes

CHEO (Children's Hospital): 10-15 minutes

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Ottawa, ON.

Stephanie Lui^{**}

VICE PRESIDENT
stephanie.lui@jll.com
C: 613 323 7883

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