

FOR LEASE

400

COVENTRY RD

OTTAWA, ONTARIO

CBRE

OFFICE AND WAREHOUSE SPACE



A unique opportunity to lease an entire office and warehouse building, strategically located along Highway 417. The 3 storey, 77,475 SF office and warehouse space is located on 4.93 acres of land providing ample parking and outdoor storage. The Property is located at the crossroads of Coventry and Belfast Roads, just east of downtown Ottawa. With excellent LRT access and immediate connectivity to Highway 417, this opportunity delivers a highly accessible location. Surrounded by retail amenities, the Property offers unique positioning for employees, customers and clients to enjoy lunch or conveniently complete errands. The building offers an incredible signage and branding opportunity to Highway 417. The Property can be subdivided into smaller units or split between office and warehouse spaces.

PROPERTY OVERVIEW

ADDRESS	400 Coventry Rd, Ottawa, ON
TOTAL RENTABLE SF	77,475 SF
WAREHOUSE AREA	22,000 SF
OFFICE AREA	55,475 SF
BASEMENT	5,078 SF
GROUND FLOOR	26,225 SF
SECOND FLOOR	12,668 SF
THIRD FLOOR	11,504 SF
RENT	\$15.00/ psf.
ADDITIONAL RENT	Coming soon
TOTAL LAND AREA	4.93 acres



WAREHOUSE
AREA



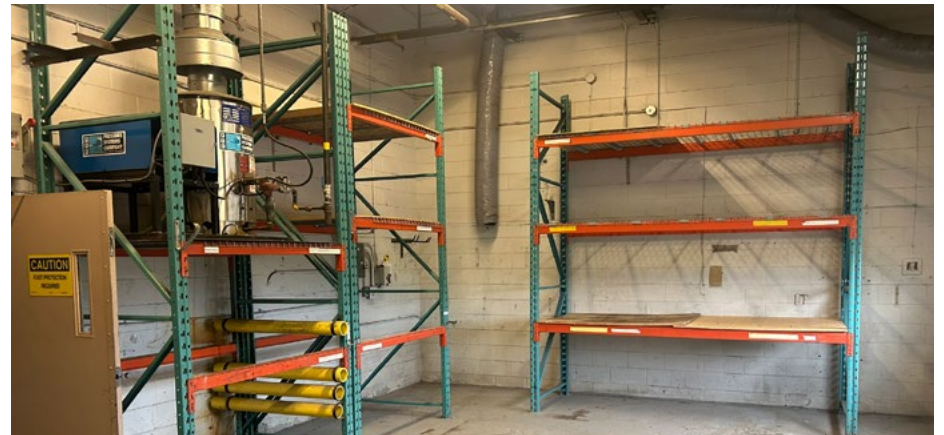
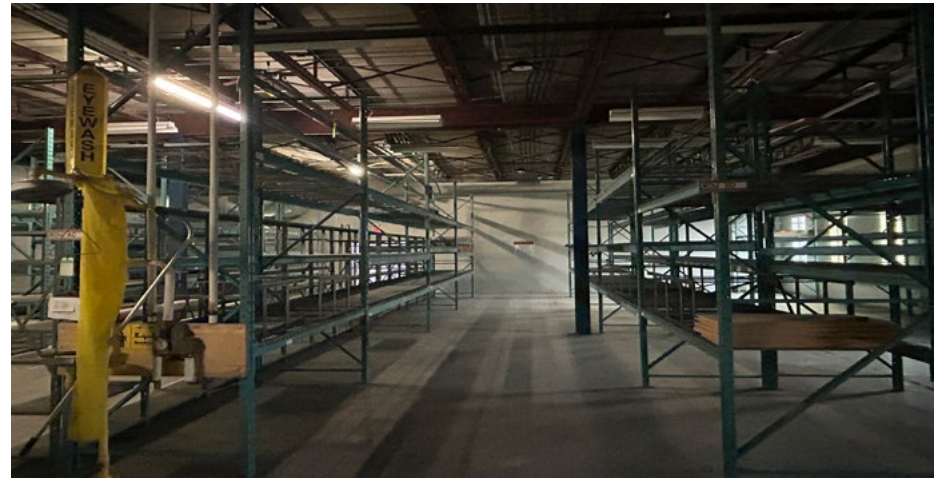
OFFICE



AMPLE PARKING



INTERIOR PHOTOS



An aerial photograph of a city, likely Nashville, Tennessee, showing a mix of residential and commercial buildings. In the foreground, a large, modern commercial building with a flat roof and a glass-walled section is highlighted with an orange border. A dark grey callout box with a white border is positioned over the building, containing the text '400 COVENTRY RD'. The background shows a dense residential area with many trees and several high-rise apartment buildings under a blue sky with scattered white clouds.

400
COVENTRY RD



OTTAWA TRAIN YARDS



TREMBLAY STATION



HOTEL COURTYARD BY MARRIOTT



OTTAWA STADIUM



UNIVERSITY OF OTTAWA



PARLIAMENT HILL



DOWNTOWN OTTAWA

400
COVENTRY
RD



STARBUCKS

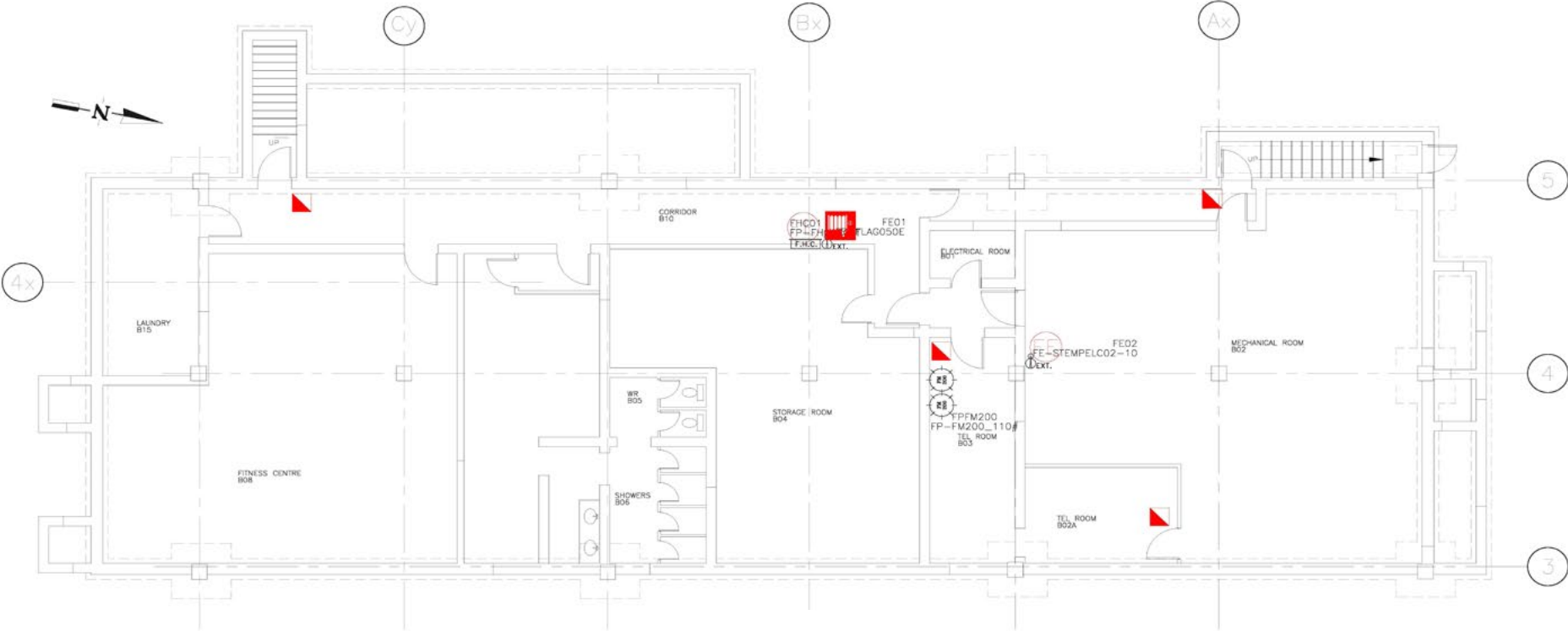
HIGHWAY 417

Coventry Rd

Belfast Rd

FLOOR PLANS

BASEMENT



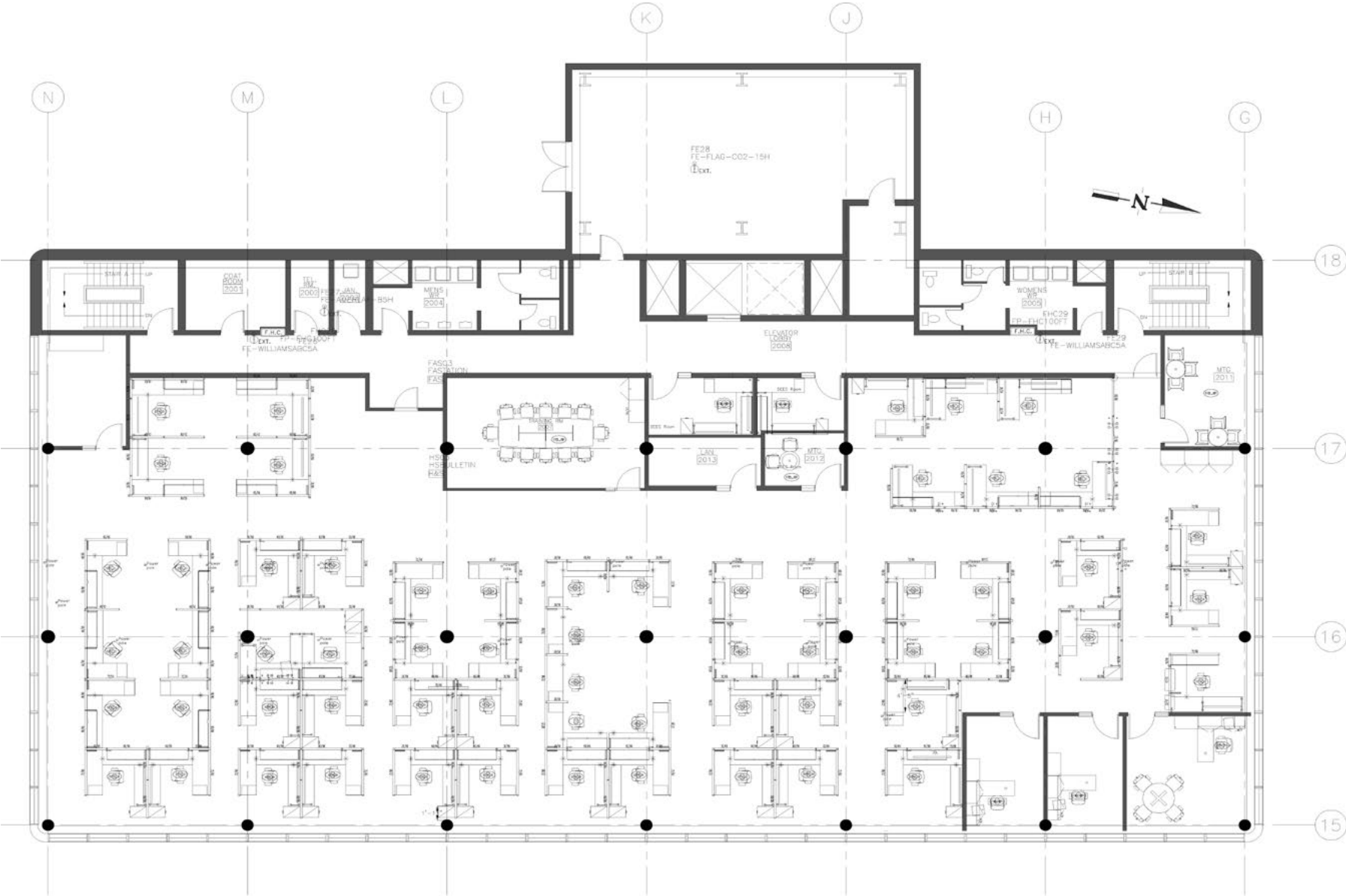
FLOOR PLANS

GROUND FLOOR



FLOOR PLANS

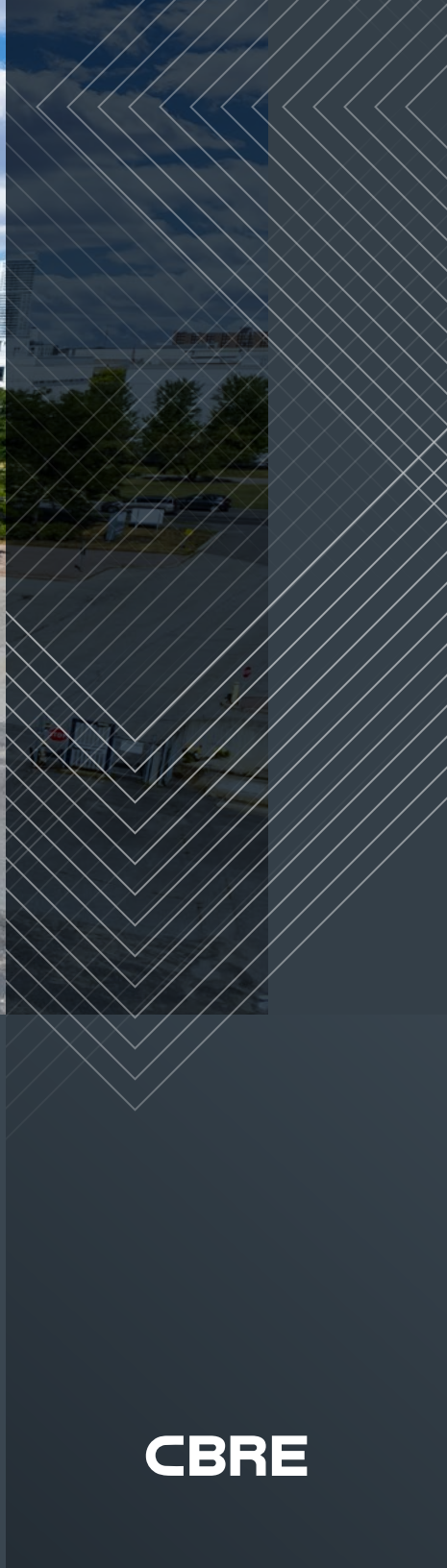
SECOND FLOOR



FLOOR PLANS

THIRD FLOOR





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COVENTRY RD

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