

FOR SUBLEASE

2060 WALKLEY ROAD

Ottawa, ON K1G 3P5



JOHN ZINATI
+1(613)880.4106
john@zinatirealty.com

TANYA WOLFGRAM
+1(613)447.2205
tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF (Walkley):	30,168 SF
Available SF (St. Laurent):	1.04 acres
Lease Rate (Walkley):	\$12.61 SF/yr (NNN)
Lease Rate (St. Laurent):	\$11,500/month
Additional Rent (Walkley):	approx. \$7.80 PSF
Space Breakdown:	20% office 12% lab space 5% warehouse 23% manufacturing 5% meeting areas 35% mechanical, IT, common areas

PROPERTY OVERVIEW

Office/Flex/Lab space for SUBLEASE on Walkley Road. With approximately 30,168 SF of space this building features 4 exterior and 4 interior cameras, 4 fire exits, Mircom fire alarm panel with sprinkler fire suppression system throughout building, 600 volt/800 AMP/3 PHASE electrical power with 120/208 volt distribution, building automation system, 1 ground level loading door (approx. 7.5 x 7.5 feet), many enclosed offices and work stations, boardroom/meeting rooms, kitchenettes, and washrooms. Building has 13' 2.5" ceiling clearance for the lower roof, and 24' 5" clearance for the upper roof. Rent escalations will apply. Please contact the agent for further details. Utilities extra. Available January 1st, 2027.

PROPERTY HIGHLIGHTS

- Parking spaces: 144 (Walkley) + 104 (St. Laurent)
- HWY 417 via Walkley Road 5 minutes away
- Office and light industrial zoning (IM)
- Space can be demised into a variety of sizes

JOHN ZINATI
+1(613)880.4106
john@zinatirealty.com

TANYA WOLFGRAM
+1(613)447.2205
tanya@zinatirealty.com



OFFICE AND LAB SPACE

Manufacturing Area: 7,120 SF (1 large room)

- Temp and RH controlled
- Compressed Air, Vacuum, Nitrogen

Chemical Lab: 1,920 SF (1 large lab & 5 smaller rooms)

- Temp and RH controlled
- Compressed Air, Vacuum, Nitrogen
- Safety shower, 4 sinks

Clinical Lab: 1,760 SF (2 large rooms)

- Compressed Air, Vacuum, Nitrogen
- 3 sinks

Office Area (2nd floor- 6,000 SF): 10 enclosed offices & 60+ workstations

Meeting Areas (1st floor): 2 large boardrooms & 2 meeting rooms

Common Areas (1st floor): In-suite kitchen & dinette

Common Areas (2nd floor): kitchenette

Washrooms (1st floor): 2 private & 2 public (2nd floor): 2 private

BUILDING SYSTEMS

- 400kw full building generator with automatic transfer
- 40hp variable speed compressor (125psi) with -40C desiccant dryer and filtration
- 50hp fixed speed compressor (125psi) with -40C desiccant dryer and filtration
- 2400 cfm AHU with precool, desiccant drying and natural gas regeneration. Also post cool and natural gas reheat
- second 100% redundant AHU with exact same specs.
- 50 lb/hr low pressure steam humidifier

Chem prep

- 50 lb/hr low pressure steam humidifier
- 4x400 cfm desiccant dryers

JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

TANYA WOLFGRAM

+1(613)447.2205

tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

2060 WALKLEY ROAD
OTTAWA, ON K1G 3P5

Additional Photos



JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

TANYA WOLFGRAM

+1(613)447.2205

tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM



2060 WALKLEY ROAD
OTTAWA, ON K1G 3P5

Additional Photos



JOHN ZINATI
+1(613)880.4106
john@zinatirealty.com
92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

TANYA WOLFGRAM
+1(613)447.2205
tanya@zinatirealty.com





JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

TANYA WOLFGRAM

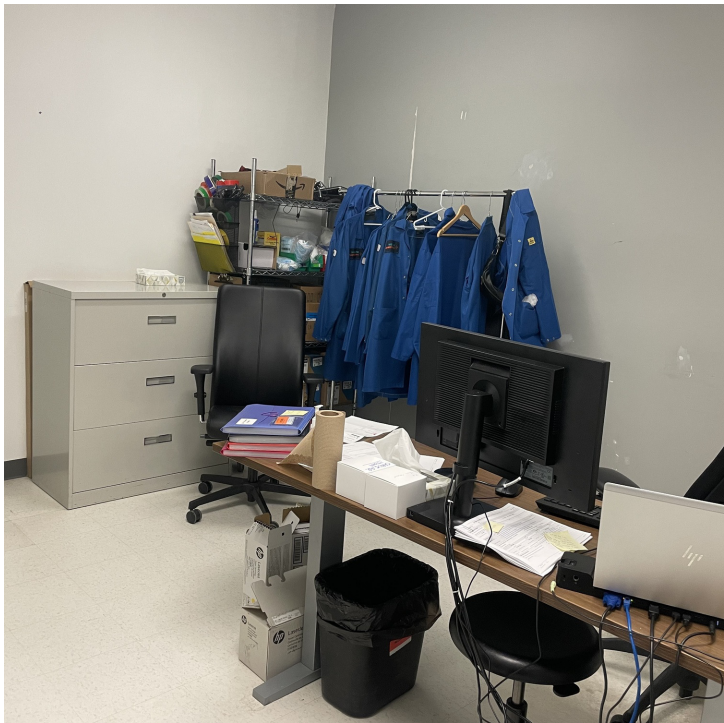
+1(613)447.2205

tanya@zinatirealty.com



JOHN ZINATI
+1(613)880.4106
john@zinatirealty.com
92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

TANYA WOLFGRAM
+1(613)447.2205
tanya@zinatirealty.com



JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

TANYA WOLFGRAM

+1(613)447.2205

tanya@zinatirealty.com

2060 WALKLEY ROAD OTTAWA, ON K1G 3P5

Retailer Map



Google

Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

TANYA WOLFGRAM

+1(613)447.2205

tanya@zinatirealty.com

