



Showroom Space for Lease in Ottawa East

This prime light industrial unit in Ottawa East offers a versatile combination of showroom, office, and warehouse space, conveniently located just off Highway 417. As an end-cap unit, it benefits from prominent signage on Hawthorne Road, near the high-traffic intersection at Walkley Road, where over 49,000 vehicles pass daily.

The bright, 4,000 sq. ft. retail showroom boasts high ceilings and natural light, with multiple private offices, open work areas, a breakroom, and washrooms with a shower. The rear warehouse spans approximately 10,000 sq. ft., including a mezzanine for added storage or workspace.

Equipped with dock and grade-level loading and dedicated customer parking, this well-located unit is ideal for businesses seeking a functional and accessible space.

Price: \$18.00/sf
OPC: \$ 5.13/sf (approx.)

Unit 200A - 15,175 sf

- Zoning: IL[2561] H(22)
- Ceiling: 23' to joist; 25' to roof deck
- Grade loading door
- Dock loading door with leveller

Contact:

613-759-8383

leasing@districtrealty.com

Darren Clare

Director, Leasing & Investment Sales
Sales Representative



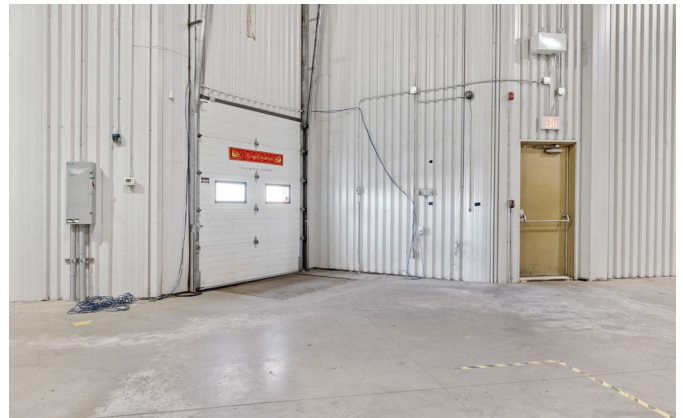
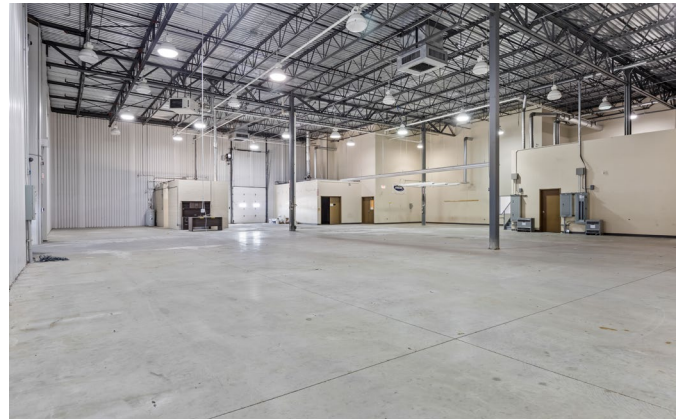
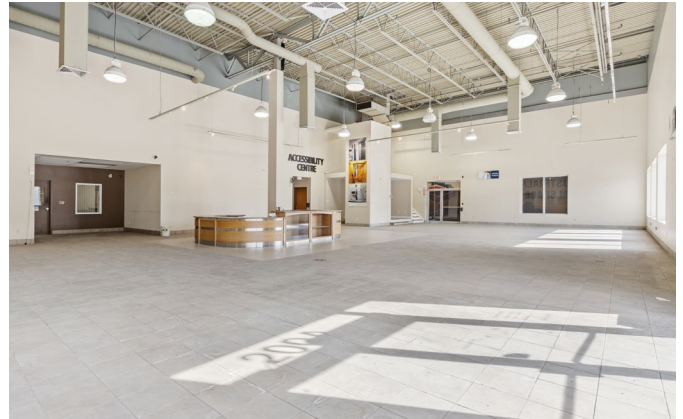
^m open.ottawa.ca Transportation Intersection Volume 2023

1 3020 Hawthorne Road, Ottawa

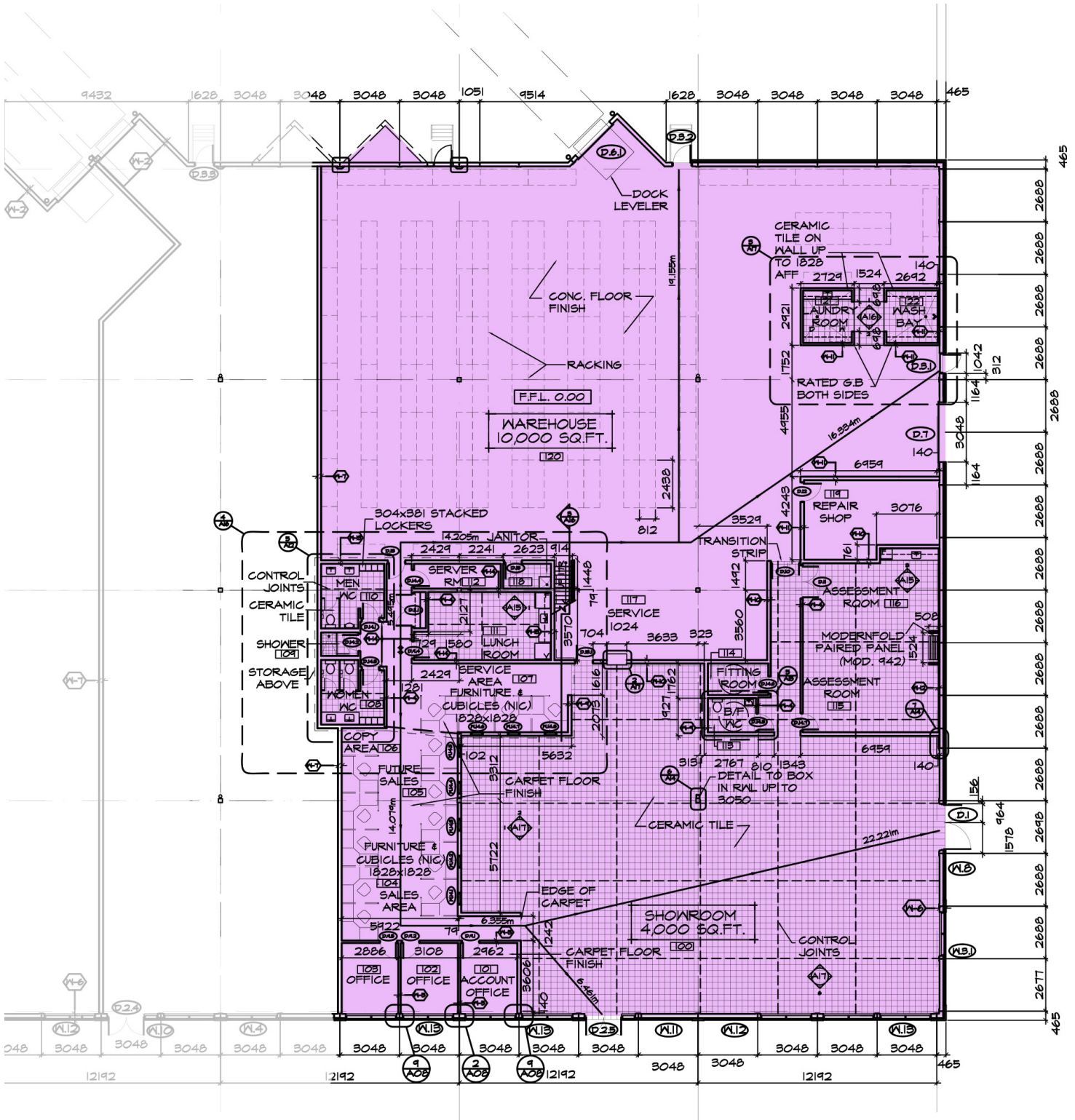
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Floor Plan



Demographics

Population

	2 km	5 km	10 km
2023 Population	21,197	106,755	434,472
2028 Population Projection	23,312	117,761	483,966
2033 Population Projection	25,294	127,953	529,040
Annual Growth 2023 - 2028	2.0%	2.1%	2.3%
Annual Growth 2023 - 2033	1.9%	2.0%	2.2%
Daytime Population	27,203	126,631	564,469
Median Age	39	37.9	38.9

Households

	2 km	5 km	10 km
2023 Households	8,492	42,555	195,598
2028 Household Projection	9,558	48,090	222,846
2033 Household Projection	10,486	52,804	245,678
Annual Growth 2023 - 2028	2.5%	2.6%	2.8%
Annual Growth 2023 - 2033	2.3%	2.4%	2.6%
Average Household Size	2.6	2.6	2.2
Private Households Population	21,168	105,549	424,805

Income

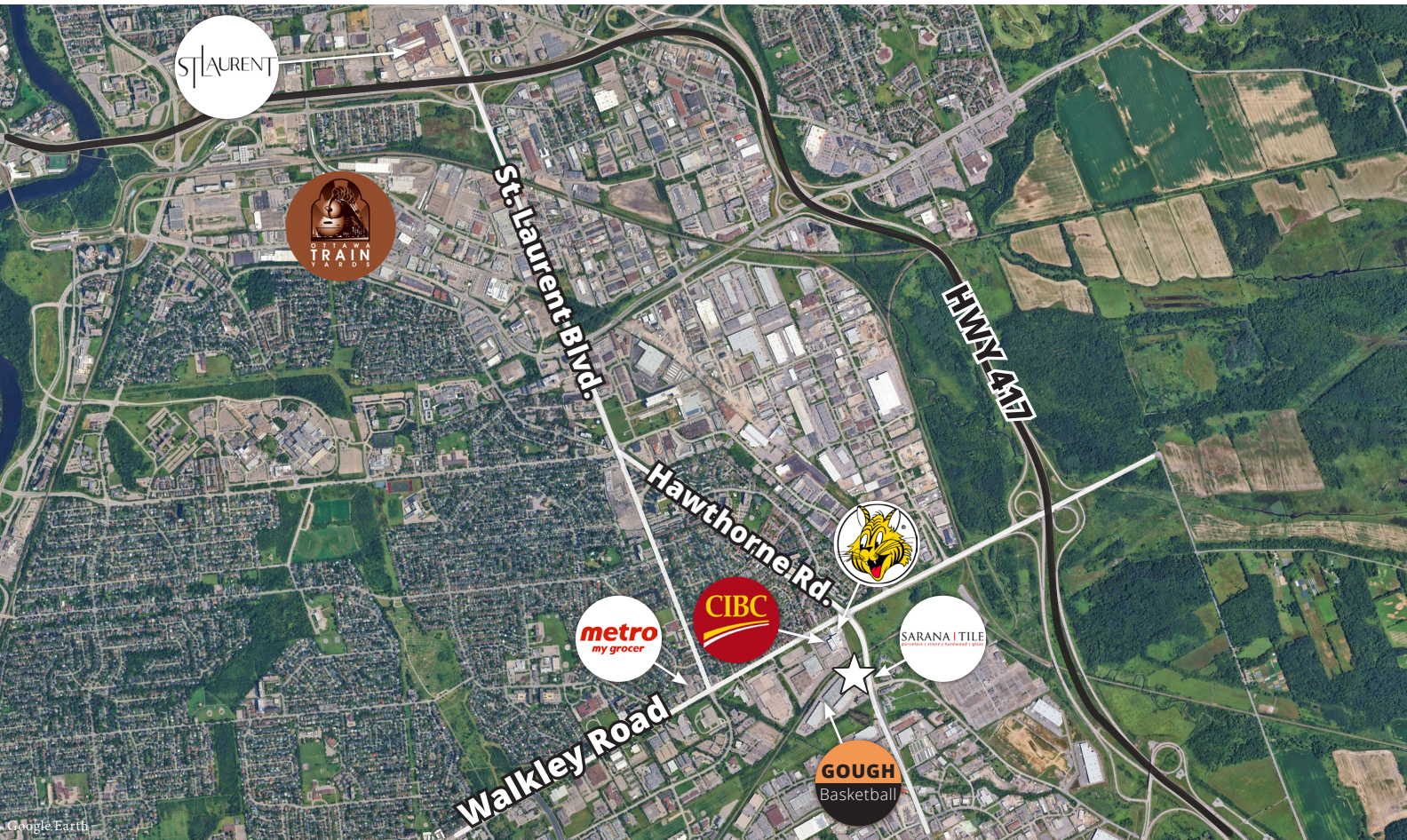
	2 km	5 km	10 km
Average Household Income	\$ 94,941	\$ 99,554	\$101,444
Median Household Income	\$ 69,294	\$ 70,643	\$ 69,323
Per Capita Income	\$ 38,036	\$ 39,685	\$ 45,670
Agg. Household Expenditure	\$ 783.4M	\$ 4.1B	\$ 18.9B
Avg. Household Expenditure	\$ 92,250	\$ 95,407	\$ 96,604
\$40,000 - \$60,000	\$ 1,433	\$ 6,762	\$ 29,729
\$60,000 - \$80,000	\$ 1,148	\$ 5,667	\$ 25,253
\$80,000 - \$100,000	\$ 1,088	\$ 5,217	\$ 22,642
\$100,000 - \$150,000	\$ 1,462	\$ 7,240	\$ 32,141
\$150,000 - \$200,000	\$ 706	\$ 3,859	\$ 17,644

* CoStar data



Integrity. Dedication. Professionalism.
SHOWROOM SPACE FOR LEASE

3020 Hawthorne Road, Ottawa



Highlights

- Prime light-industrial endcap unit off Highway 417
- Highly visible signage on Hawthorne Road
- Bright retail showroom with high ceilings
- Includes private offices, open workspaces, breakroom, and washrooms with a shower
- Warehouse features mezzanine for additional storage
- Dock and grade level loading doors
- Customer parking
- Excellent accessibility and functionality for various business types

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