



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

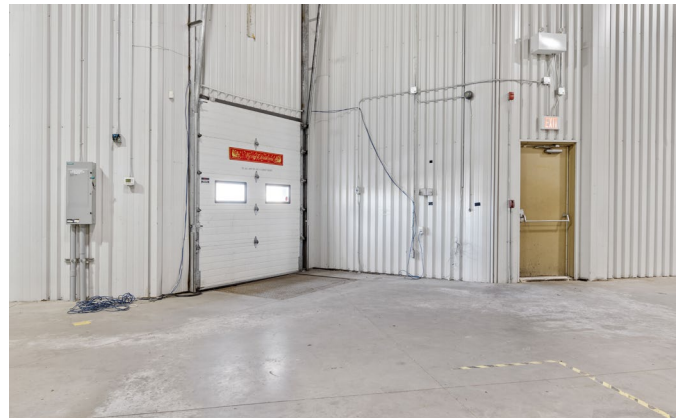
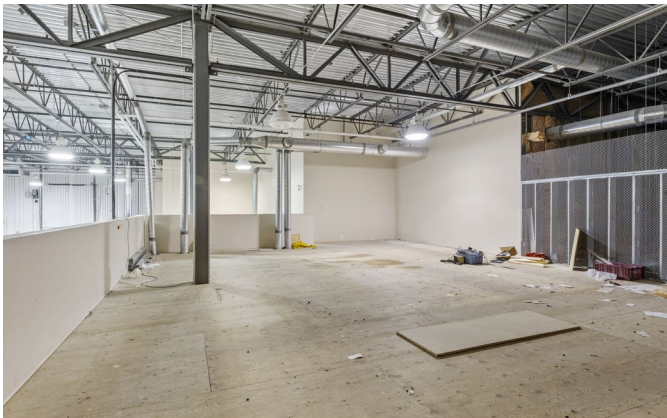


1 3020 Hawthorne Road, Ottawa

District Realty Corporation Brokerage
districtrealty.com



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective Purchasers/Tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.



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

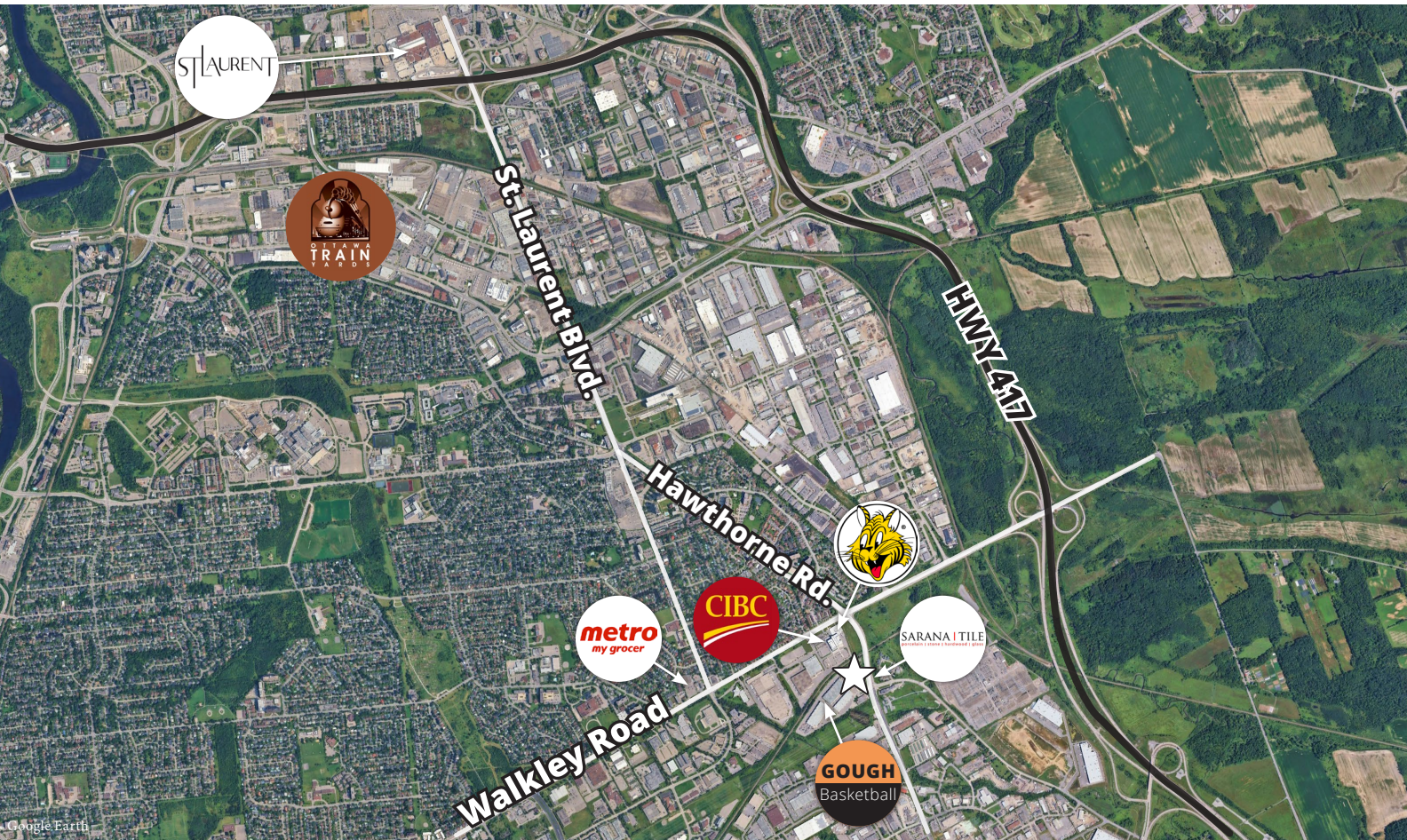
| | 2 km | 5 km | 10 km |
|----------------------------|-----------|-----------|-----------|
| Average Household Income | \$ 94,941 | \$ 99,554 | \$101,444 |
| Median Household Income | \$ 69,294 | \$ 70,643 | \$ 69,323 |
| Per Capita Income | \$ 38,036 | \$ 39,685 | \$ 45,670 |
| Agg. Household Expenditure | \$ 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

Contact:

613-759-8383

leasing@districtrealty.com

Darren Clare

Director, Leasing & Investment Sales
Sales Representative

5 3020 Hawthorne Road, Ottawa

District Realty Corporation Brokerage
districtrealty.com

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective Purchasers/Tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.

