

**CUSHMAN &
WAKEFIELD**
Ottawa

OFFICE SPACE FOR LEASE

3,000-15,661 SF
Available

7 Capella Court
Ottawa, ON

7

Property Overview

7 Capella Court is a well located suburban office / flex building in the heart of the Rideau Heights Business Park. This modern building was constructed in 2001, with manufacturing/warehouse component added to the north-side of the building in 2014.

The 3-storey, 33,650 SF building offers 2,500 SF of column-free warehouse space and approximately 3,600 SF of lab space on the ground floor. The remaining space is fully built-out office space ready for immediate occupancy.

7 Capella Court is accessible and offers a generous parking ratio of 3 per 1,000 SF with a large drive-in door to the warehouse. The building can be leased in its entirety or demised to fit your business needs. It is strategically located in the City's south-end urban area, in close proximity to the Ottawa International Airport, Highway-416, and primary transportation & commercial arteries along Hunt Club & Merivale Road.

	Suite 100: 12,225 SF	lab + office + warehouse—LEASED
	Suite 200: 4,581 SF	office space—LEASED
	Suite 201: 5,969 SF	office space
Available Suites	Suite 300: 7,502 SF	office space
	Suite 302: 2,190 SF	office space
Net Rent:	\$14.50 PSF	
Additional Rent:	\$12.50 PSF (2026 Est.)	
Parking Ratio:	3 per 1,000 SF	
Available:	Immediately Short-term lease options available	

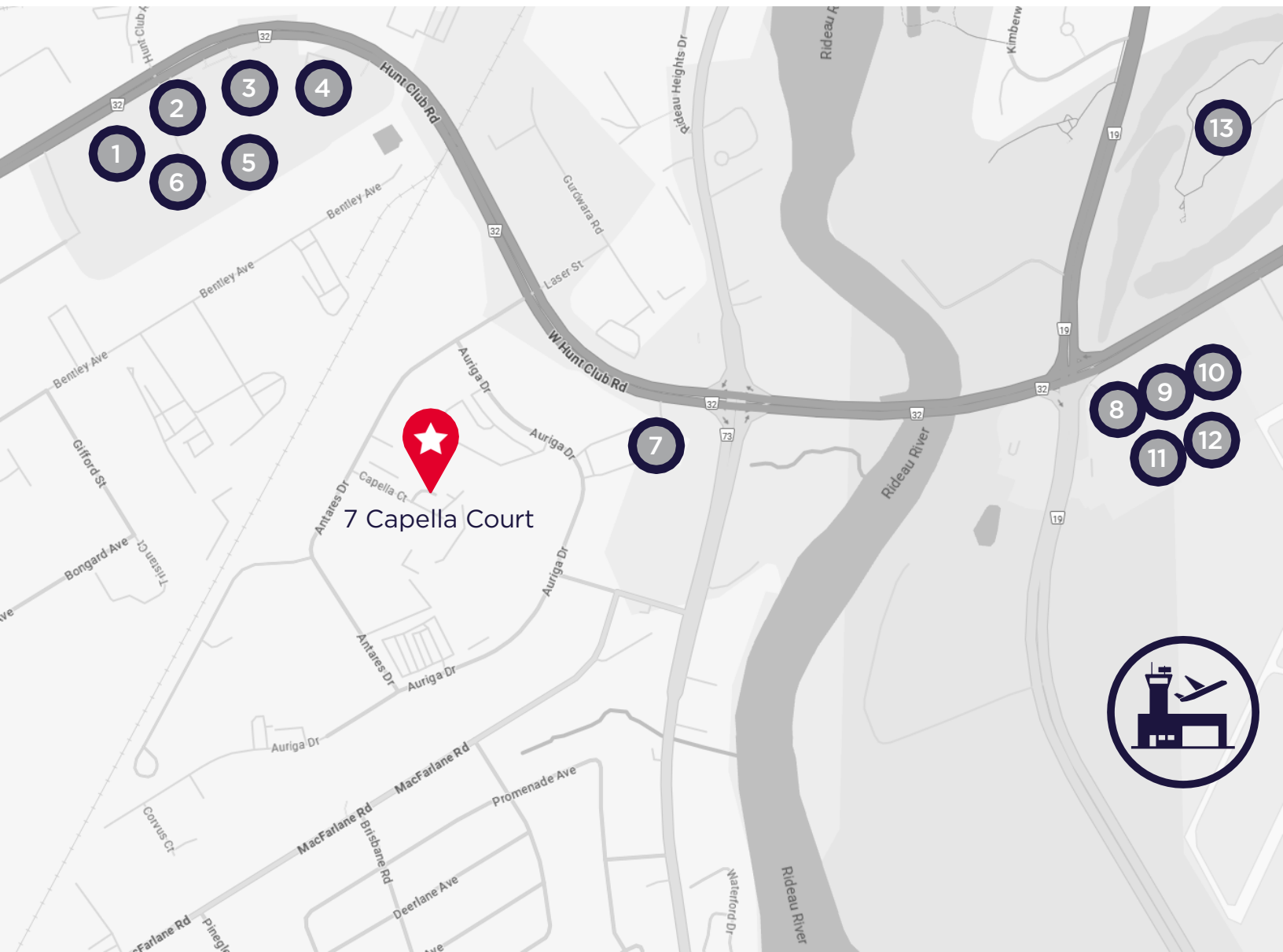


OFFICE UNITS CAN BE
RENTED FURNISHED



Amenities within 2.5 km

1. Starbucks
2. Five Guys
3. Panera Bread
4. Jack's
5. Bâton Rouge
6. RONA+
7. Tim Hortons
8. Moxies
9. Second Cup
10. TD Canada Trust
11. T&T Supermarket
12. Anytime Fitness
13. Ottawa Hunt and Golf Course



JESSICA WHITING
Vice President
Sales Representative
613 780 1597
jwhiting@cwottawa.com



55 Metcalfe Street
Suite 400
Ottawa ON K1P 6L5
T +1 613 236 7777
F +1 613 236 5958
cwottawa.com

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*Strategically located
suburban building in the
heart of the Rideau Heights
Business Park.*