



For Sublease

2415 Stevenage Drive, Unit 6/7 | Ottawa, ON

Property Specifications

Size:	5,080 SF
Availability:	30 Days
Net Rent:	Contact Listing Agent
Additional Rent:	\$7.85 PSF
Sublease Expiry:	December 31 st , 2026 - Direct Lease is Possible
Power:	200A / 208V
Loading Doors:	1 Dock Level Door (Possibility to restore 2 nd dock door)
Clear Height:	18'
Zoning:	IH (Heavy Industrial)



The property is a multi-tenant industrial & commercial building with 14' to 20' clear height, ample dock and grade level loading.



Located within the Hunt Club and Walkley submarket, an established industrial neighborhood within Ottawa's east end



Proximity to Highway 417 & other important local arterials



Variety of tenant amenities nearby such as Subway, A&W Canada, Boston Pizza, Tim Hortons, and McDonald's.



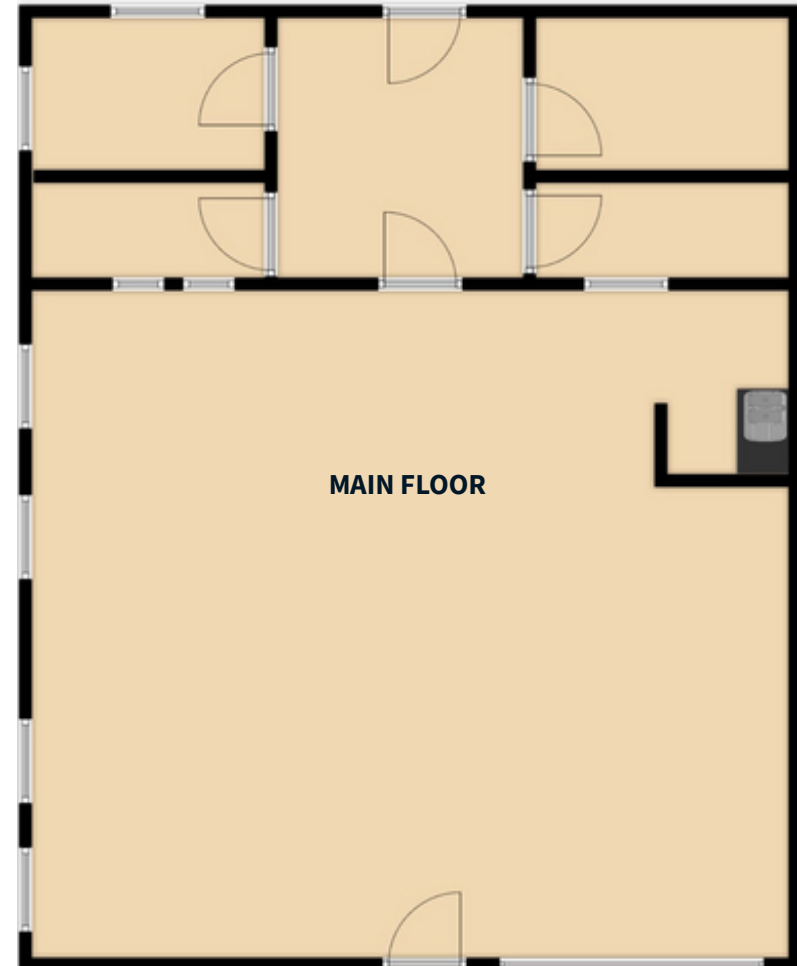
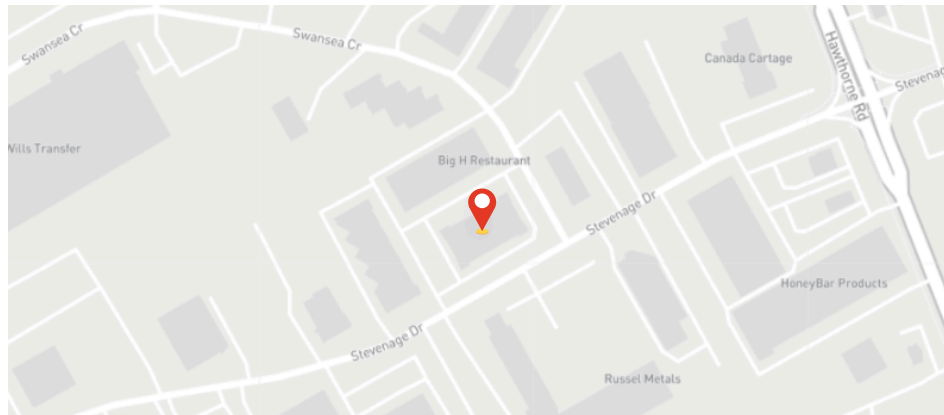
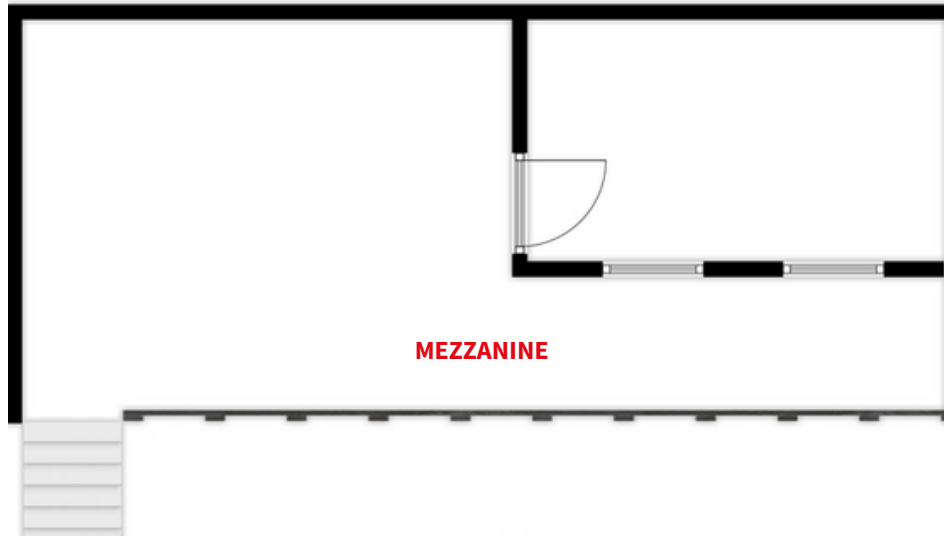
Parking – 2/1,000 SF



BOMA BEST Baseline certified

Floorplan

Unit 6/7: 5,080 SF



Photos

Unit 6/7: 5,080 SF



This exceptional 5,080 sf flex industrial space features abundant natural lighting from windows throughout and a recently renovated HVAC system for optimal comfort. The unit offers 75% warehouse space with 1 dock level door, with the possibility to restore a 2nd door dock, and 25% office area, including three private offices, a boardroom, and kitchenette. A functional mezzanine provides additional storage and houses a specialized negative pressure room for controlled environments. As an end cap unit, the space includes ample parking and enhanced visibility to support your business operations.

JLL

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