

FOR LEASE
Giant Tiger Place

2480 Walkley Rd.



UP TO 53,000 SF TURNKEY OFFICE SPACE

Ottawa, ON.



2480 Walkley Rd.

Discover exceptional turnkey office space at **2480 Walkley Road**, where cutting-edge design seamlessly integrates with best-in-class amenities in Ottawa's vibrant market.

Brand new building, completed in 2021 offering a total of 53,000 square feet of rentable office space 2 contiguous floors., each providing 26,550 square feet of versatile workspace. Conveniently connected to the Giant Tiger retail and grocery store, the building boasts state-of-the-art facilities from a full floor cafeteria, Barista bar, fitness centre with cycle studio and multiple meeting rooms.

This presents a unique opportunity for businesses to leverage premium turnkey office space, offering best-in-class amenities designed to enhance employee satisfaction



Full-Service
Cafeteria
On-Site



Multiple
Meeting Rooms
Available



Connected to
Giant Tiger
Grocery Store



Fitness Center
With Saunas,
Change Rooms,
and Showers



24/7 On-Site
Security



Loading Facility
With Grade and
Dock Level Doors



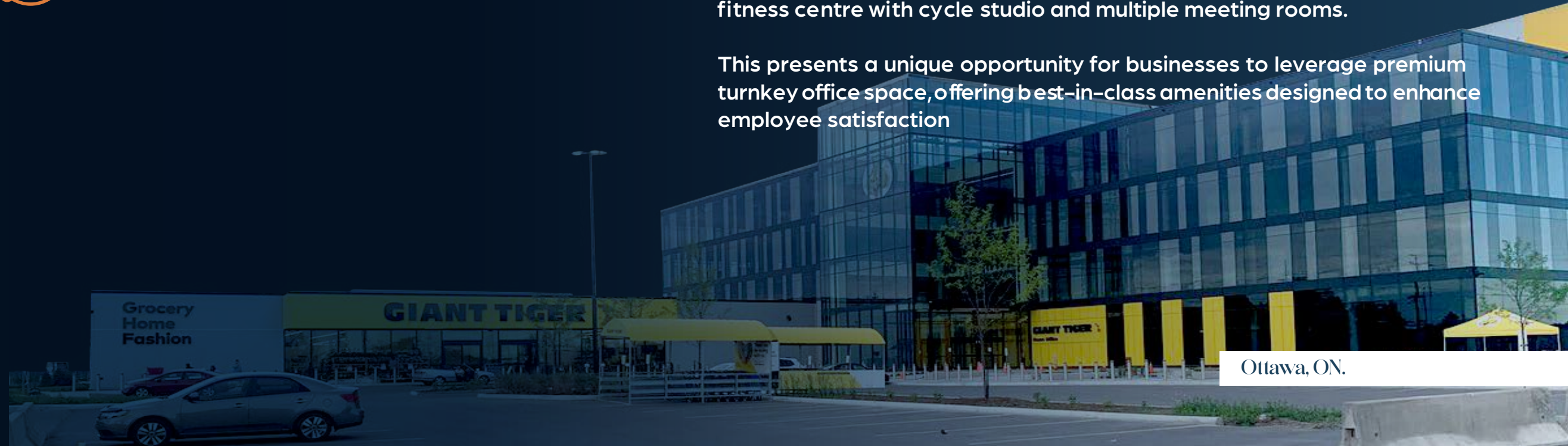
700V With
Standby
Generator



EV Charging
Stations



Ample On-Site
Surface Parking



Availabilities

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Suite 1B	26,550 SF	Available Immediately	
Suite 2B	26,550 SF	Available Immediately	
Suite 3A	26,550 SF	Available Immediately	LEASED
 Suite 3B	26,550 SF	Available Immediately	LEASED

Asking Rent:
Contact Listing Agent



Ottawa, ON.

Amenities

UP TO 53,000 SF TURNKEY OFFICE SPACE



CAFETERIA



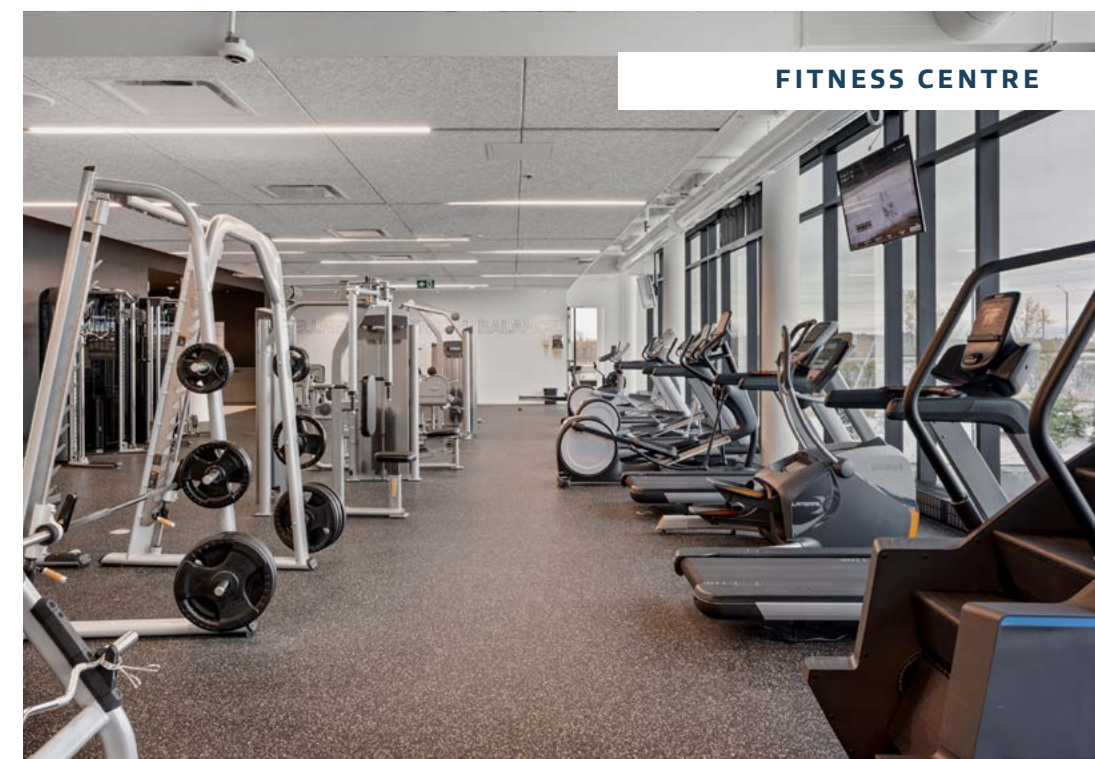
CONFERENCE ROOM



FULL CAFETERIA SERVICE



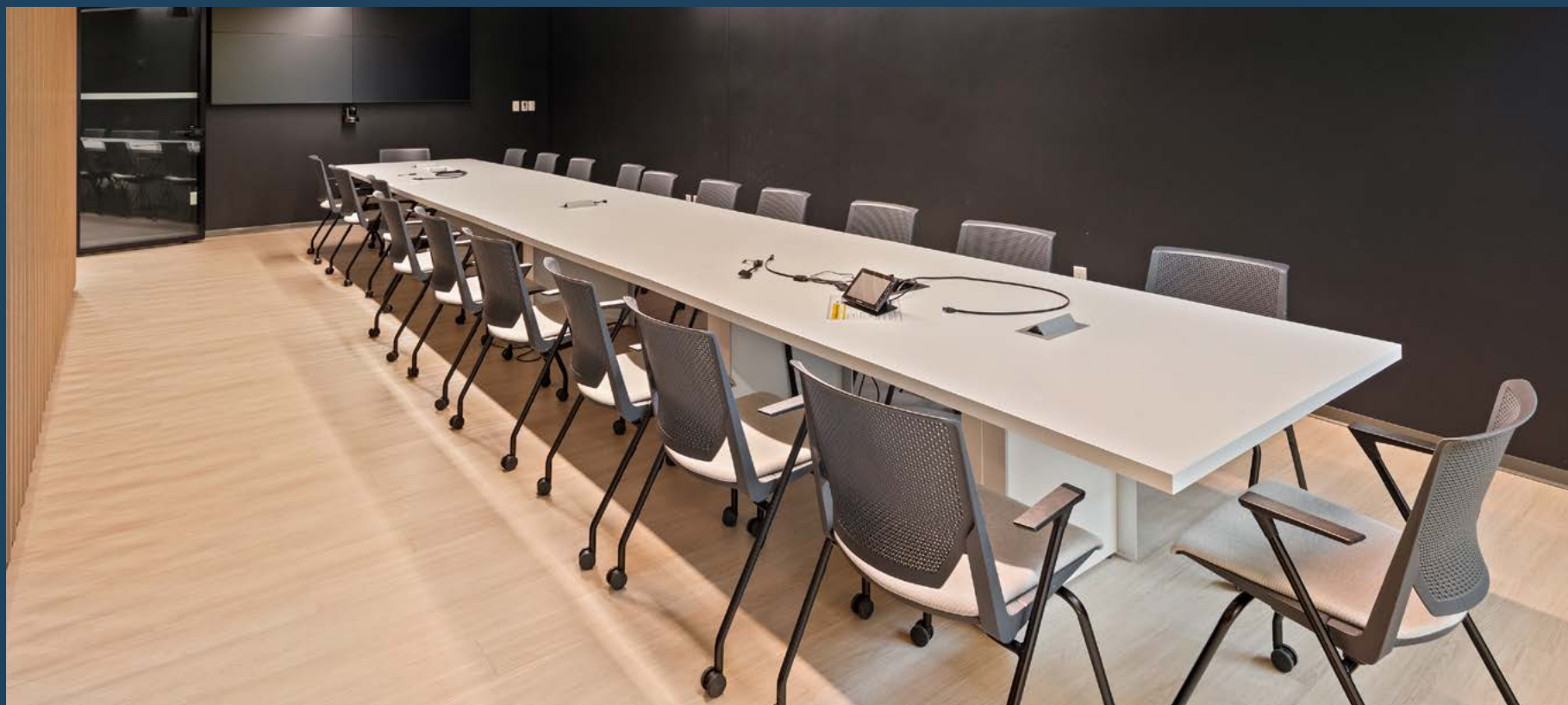
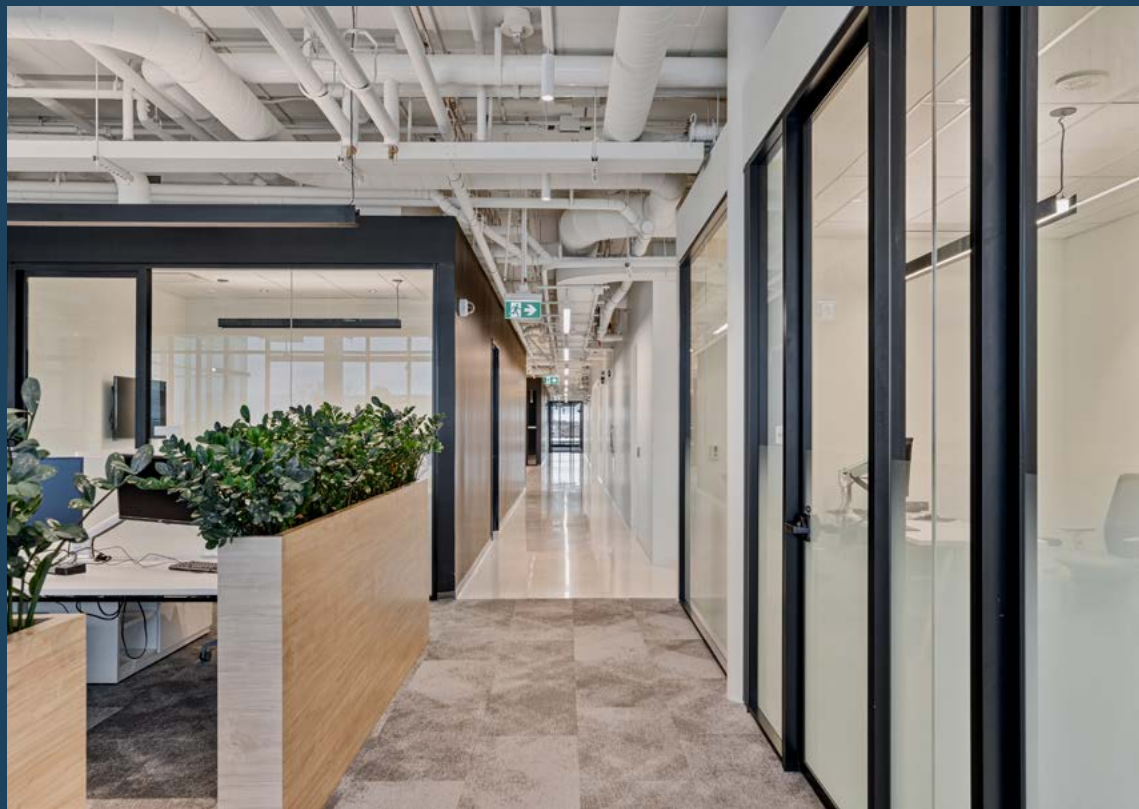
BARISTA BAR



FITNESS CENTRE

Suite 1B — 26,550 SF

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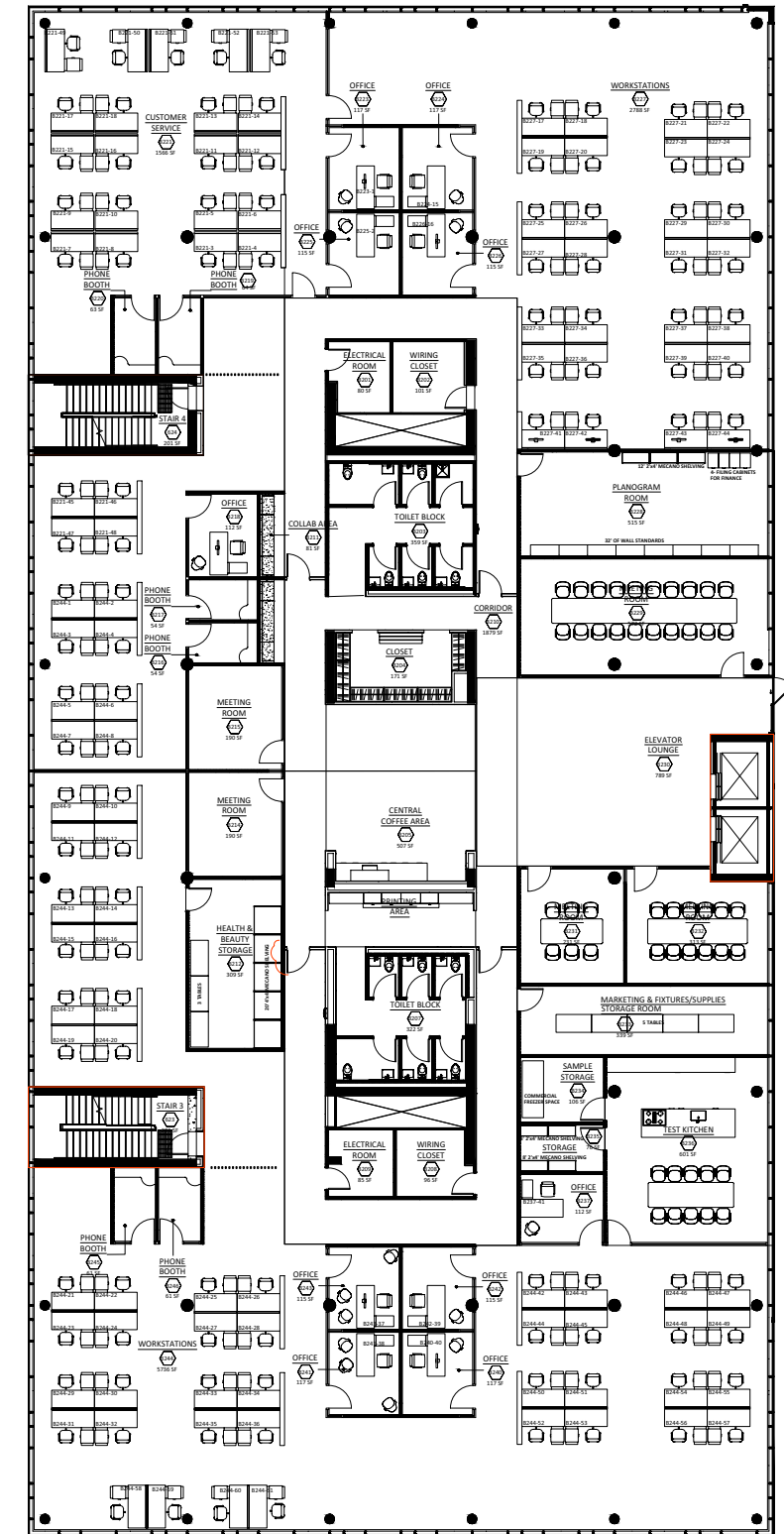


Floor Plans

Ottawa, ON.

Suite 2B – 26,550 SF

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Floor Plans

Ottawa, ON.

Location – 2480 Walkley Rd

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2480
Walkley Rd.



Highway 417 (East/West): 3 minutes via Walkley Road



Highway 416: 15-20 minutes via Hunt Club Road

Airport: Ottawa Macdonald- Cartier International Airport: 15-20 minutes



Public Transit: OC Transpo bus stops: 2-5 minutes walking

Greenboro LRT Station: 10-15 minutes by car or bus



South Keys Shopping Centre: 8-12 minutes.

Billings Bridge Plaza: 12-18 minutes.

Rideau Centre (downtown): 15 minutes

Local restaurants on Bank Street: 5-10 minutes



ByWard Market Area: 15-20 minutes

Glebe dining district: 15-20 minutes



The Ottawa Hospital (General Campus): 10-15 minutes

CHEO (Children's Hospital): 10-15 minutes

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