



770

PALLADIUM DRIVE
KANATA, ONTARIO

FOR LEASE

AVAILABILITIES

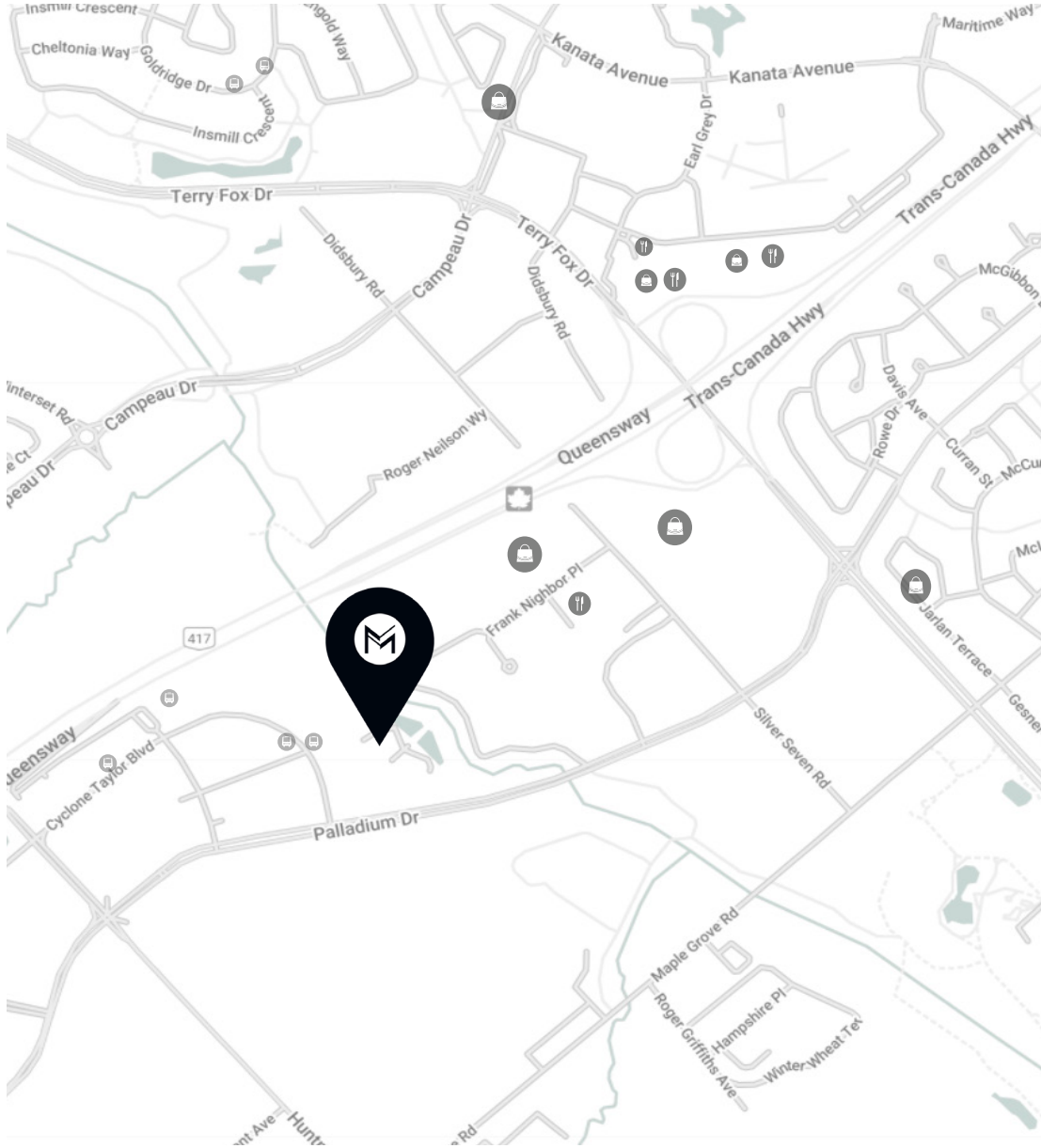
Suite 100 = 1,731 sq.ft.

Suite 300 = 9,686 sq.ft.

MACH
PROPERTY

SURROUNDING AREAS

The building is a walking distance to Canadian Tire Centre, home to Ottawa Senators, Marshy's BBQ & Grill and the YMCA. Apart from being situated between two major roads, the Queensway, it is only a few minutes to the Kanata Centrum and the Tanger outlets, Kanata's Premiere retail venues.



770 PALLADIUM DRIVE, KANATA

NET RENT	CAM	TAXES	TOTAL ADDITIONAL RENT
Please contact agent	\$8.18	\$4.99	\$13.17

FEATURES	
Year built	2001
Building type	Class A suburban office
Number of floors	4-storey
Floor area	21,400 sq. ft.
Building Amenities	The complex contains an impressive lobby with faux wood paneling reaching to the glass atrium above. The facility also includes showers, fitness centre, conferencing and training facilities and access to the community gazebo.
Parking ratio	4+/1,000 sq.ft. Secured bicycle racks located around perimeter of property as well as within the building.
Elevator	Tow Otis elevators.
Conference/Training Centre	Can accommodate up to 120 people; and it is serviced by its own telecom infrastructure, separate from the rest of the building.
Ceiling Height	Slab to slab: 15 feet. Floor to suspended T-bar ceiling: 9 & 10 feet (depending on area).
Loading Area	One loading bay with mechanical lift located at rear of property.

LEASING INQUIRY

John Esposito

Senior Director of Leasing

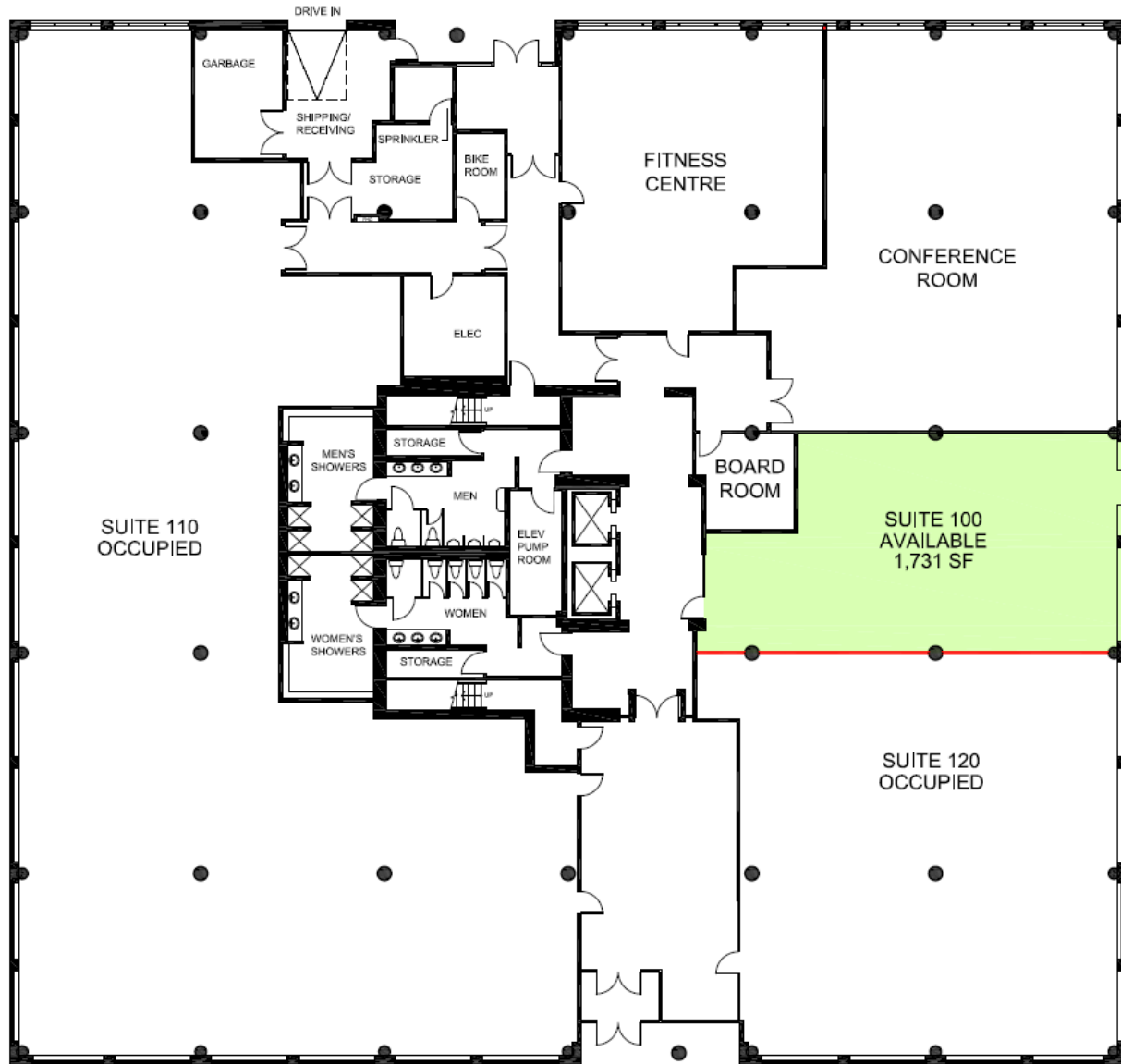
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Max Francischiello, MBA

Senior Vice-President, Leasing

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FLOOR PLAN

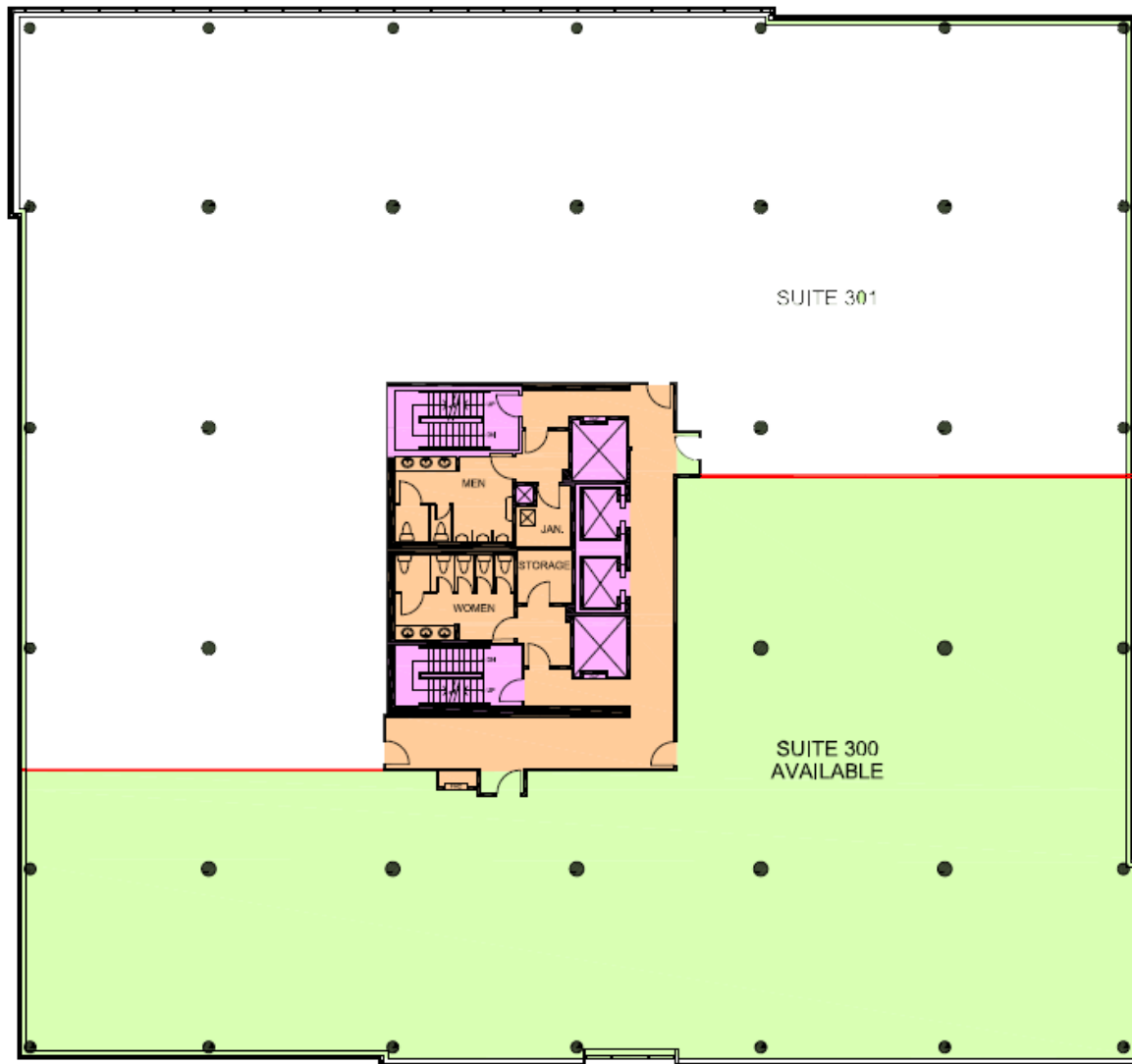


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(613) 565-4848

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