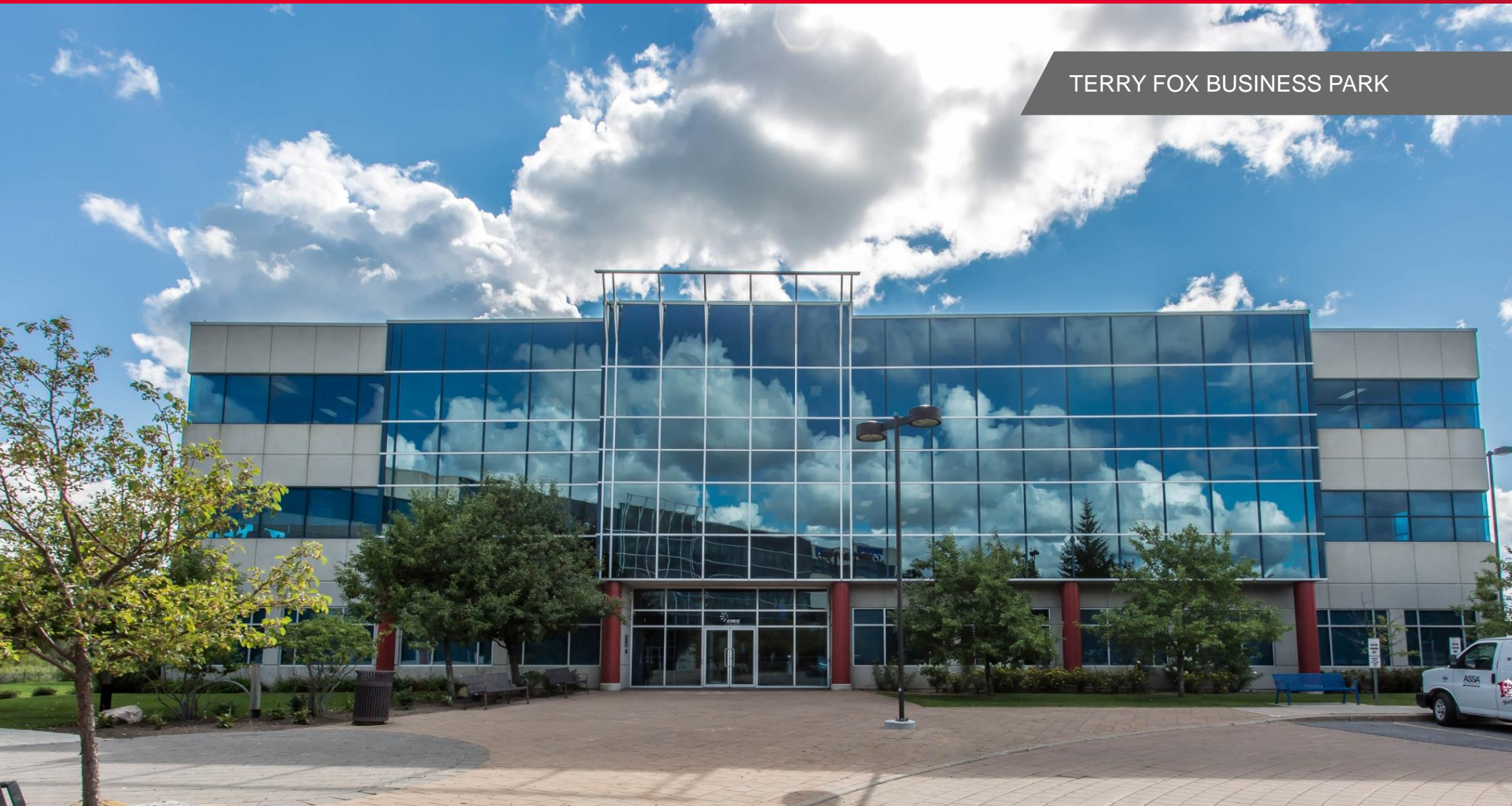




**CUSHMAN &  
WAKEFIELD**  
Ottawa

**FOR LEASE**  
**700 Palladium Drive**  
Ottawa, ON

**TERRY FOX BUSINESS PARK**



Contact information:

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WAKEFIELD**

Ottawa

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Ottawa, ON



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### Property Details

Available Space 49,707 SF (Can be subdivided)

Average Floor Plate 21,000 SF

Rental Rate \$16.00 PSF

Operating Costs \$13.78 PSF (2015)

Term Flexible (Up to 15 years)

Availability Immediate

Parking 1.3:1,000 SF

- Top quality Class A building
- Opportunity to Brand the building with your corporate identity
- Landlord improvement package will allow for customized space
- Existing improvements in place
- Complex contains an impressive lobby with immediate stair access to the second floor leading to a wrap-around balcony overlooking the ground floor
- Window access to 85% of the interior allowing lots of natural light to enter the building
- Shower facilities in building
- Fibre in place
- Campus like setting, enjoy lunch on the patio with outdoor picnic area & gazebo
- Steps away from the Canadian Tire Centre





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### Area Amenities

- Easy access to Highway 417
- Amenities nearby such as Bert's Bar, YMCA, East Side Mario's, Kanata Centrum, Tim Horton's, D'Arcy McGee's
- Steps away from the Canadian Tire Centre

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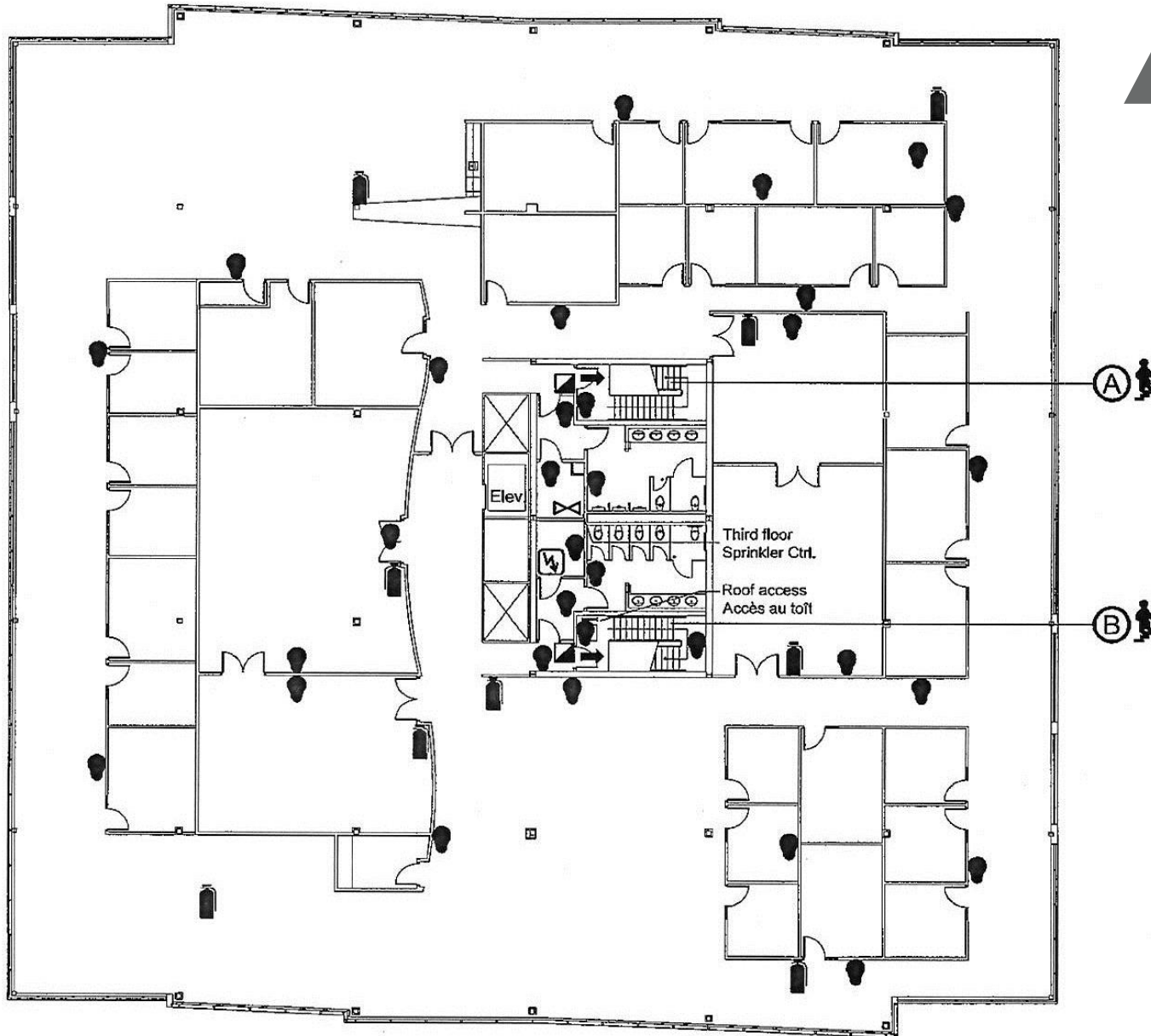
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3<sup>rd</sup> Floor fit up “as is”

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