

308 LEGGET DRIVE – SUITE 100

KANATA, ON K2K 1Y6



LEASING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Additional Rent:	\$11.75 SF/yr
Building Size:	31,745 SF
Available SF:	8,000 SF
Number of Units:	9
Year Built:	1989
Renovated:	2021
Zoning:	IG6
Market:	Ottawa
Submarket:	Kanata

PROPERTY OVERVIEW

Are you looking for the perfect office space for lease? Look no further! We have thoughtfully designed spaces available on the ground floor with large perimeter windows, allowing for ample natural light and creating a pleasant working environment. Not only that, but our office space also come with pylon signage available, ensuring maximum visibility for your business. Upgraded mezzanine features, including common showers and washrooms, guarantee the comfort and convenience of you and your employees. With new LED lighting throughout, your office will have a modern and energy-efficient atmosphere. As for parking, we've got you covered with on-site free parking for your employees and visitor parking. What's more, our location offers easy access to Highway 417 from March Road, making it a breeze for your clients and employees to reach you. Plus, you'll be surrounded by all the amenities you need, as well as convenient access to public transit. Don't wait any longer, these spaces are available immediately, so seize the opportunity and secure your perfect office space today!

PROPERTY HIGHLIGHTS

- Mix of enclosed offices, open areas, boardroom, large kitchen, server room with cooling and new LED lighting fixtures throughout
- Main electrical service: 600V / 600A / 3 phase
- Free parking onsite (3:1000)
- Pylon sign available



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FOR LEASE

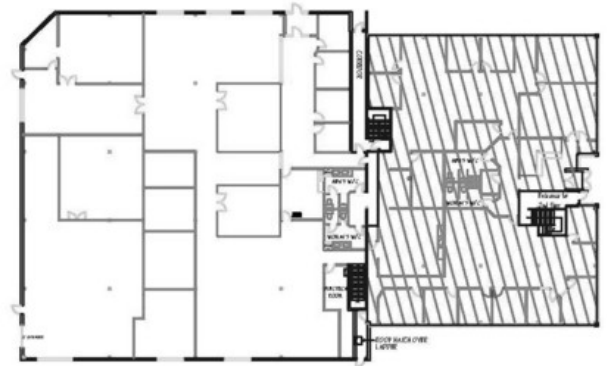
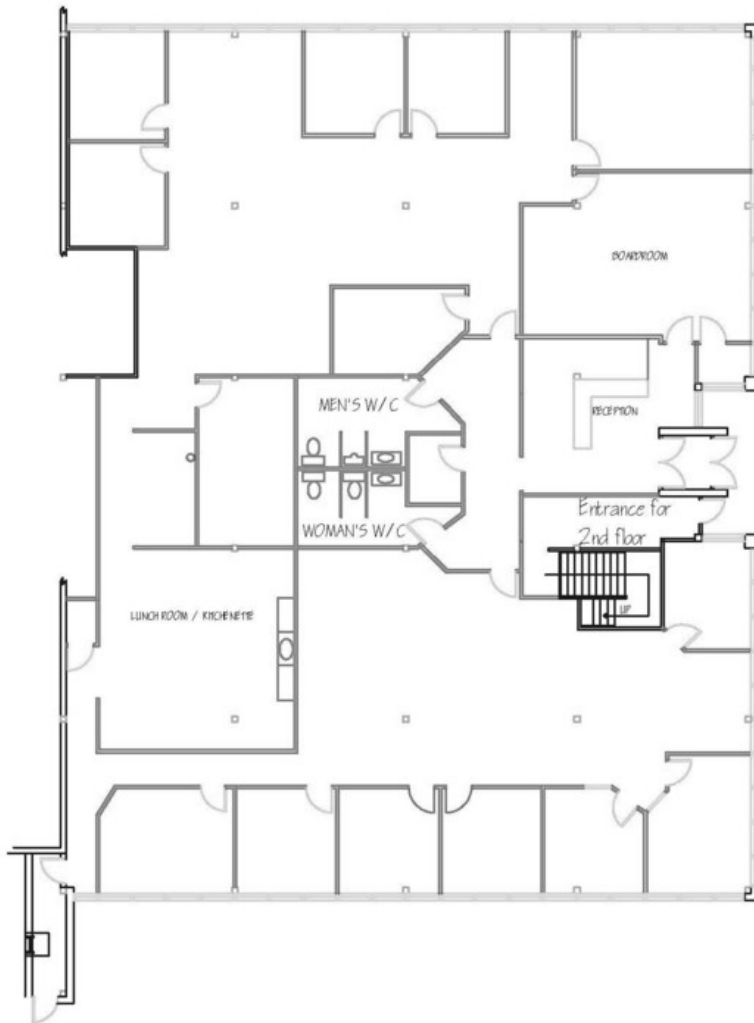
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VIDEO TOUR



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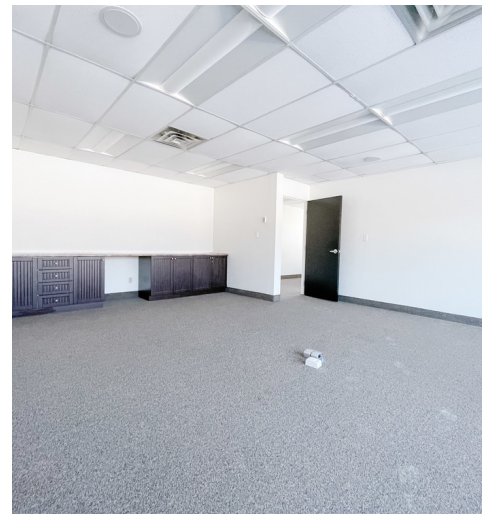
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