

**FOR SALE**

40,036 SF VACANT OFFICE BUILDING

**3000**

**SOLANDT ROAD**

OTTAWA, ON

# 3000 SOLANDT RD.

## OPPORTUNITY OVERVIEW

Cushman & Wakefield Ottawa (the “Advisor”), on behalf of the Beneficial Owners (the “Vendor”), is pleased to offer for sale a 100% freehold interest 3000 Solandt Road, Ottawa (Kanata), ON (the “Property”). Well situated near the main arterial of March Road in the Kanata North Technology Park, the Property comprises 40,036 square feet (SF) of office space across two above-grade floors. Sitting on approximately 3.4 acres\* and featuring 157 parking spaces\*, the Property benefits from close proximity to a variety of amenities, arterial roadways & highway 417, as well as direct access to public transit. Offering vacant possession, the Property represents an excellent opportunity for owner/occupiers to control their own destiny through the acquisition of an attractive, well located office building in the sought-after technology hub of Kanata North.

The Property is situated on Solandt Road, nestled between Legget Drive and March Road. The March Road corridor hosts prominent retailers including Sobeys, Metro, Shoppers Drug Mart, Starbucks, LCBO, and Dollarama. Additionally, public transportation is readily accessible, with the nearest bus stop a mere 200 metres away and the future Eagleson Station of the LRT within close proximity. The Property also boasts convenient access to the city, being only a 5-minute drive from the 417 on-ramp.

## PROPERTY FEATURES

<b>Lot Size:</b>	3.4 Acres*
<b>Rentable Area:</b>	40,036 SF
<b>Parking:</b>	157 Spaces* / 4:1,000 SF
<b>Year Built:</b>	1997
<b>Zoning:</b>	IG6: General Industrial
<b>Access:</b>	Vehicular access via Solandt Road & Legget Drive

\*TO BE CONFIRMED



# 3000

# SOLANDT RD.

## INVESTMENT HIGHLIGHTS



### Strategic Location

Kanata North is Canada's largest technology park, home to over 540 companies and more than 33,000 employees. This strategic innovation hub attracts start-ups and multinationals like Nokia, Ford, and Amazon by leveraging a robust talent pool and significant industry clustering. The area offers a range of on-site and nearby amenities, including professional services, fitness studios, various retail and dining options, conference facilities, the CAA/AAA four-diamond rated Brookstreet Hotel, and the championship 27-hole Marshes Golf Course.



### Kanata North Economic District

The new City of Ottawa Official Plan outlines a comprehensive policy framework to guide the city's growth and development until 2046. This plan highlights Kanata North as a Special Economic District, aiming to transform it into a globally significant, state-of-the-art economic and mixed-use district. With over 500 hectares of land, Kanata North supports more than 24,000 jobs and aims to increase employment by 25% by 2046. The plan also includes a new mass transit station located on March & Solandt and the O-Train Confederation Line West extension, enhancing transit accessibility and connecting Kanata Research Park to the broader city.



### Modern & Amenity Rich Building

The Property is a modern suburban office building that features high-end finishes, providing a premium environment. It boasts large tenant improvements and a contemporary second-floor space, ideal for a dynamic work setting. The high-ceiling lobby offers an impressive entrance, complemented by convenient amenities such as showers and Flo electric charging stations. Additionally, the property provides ample parking offering 157 spaces, ensuring ease of access for all employees and visitors.



### Owner Occupier Opportunity

The building is ideally sized for an owner-occupier, offering the perfect opportunity to purchase and utilize the property for their own needs. Designed with expansion capabilities, it offers a business the flexibility to grow within the space as needed.



### Professional Owner & Management

The Property is owned and managed by a reputable institutional company with a substantial footprint in the Ottawa region. As a multinational company, the vendor brings a wealth of experience and expertise to the table, ensuring top-tier maintenance and efficient operations.

## DEMOGRAPHICS - 5KM



# 35-39

MEDIAN AGE



# 28,000+

TECH EMPLOYEES



# 50%

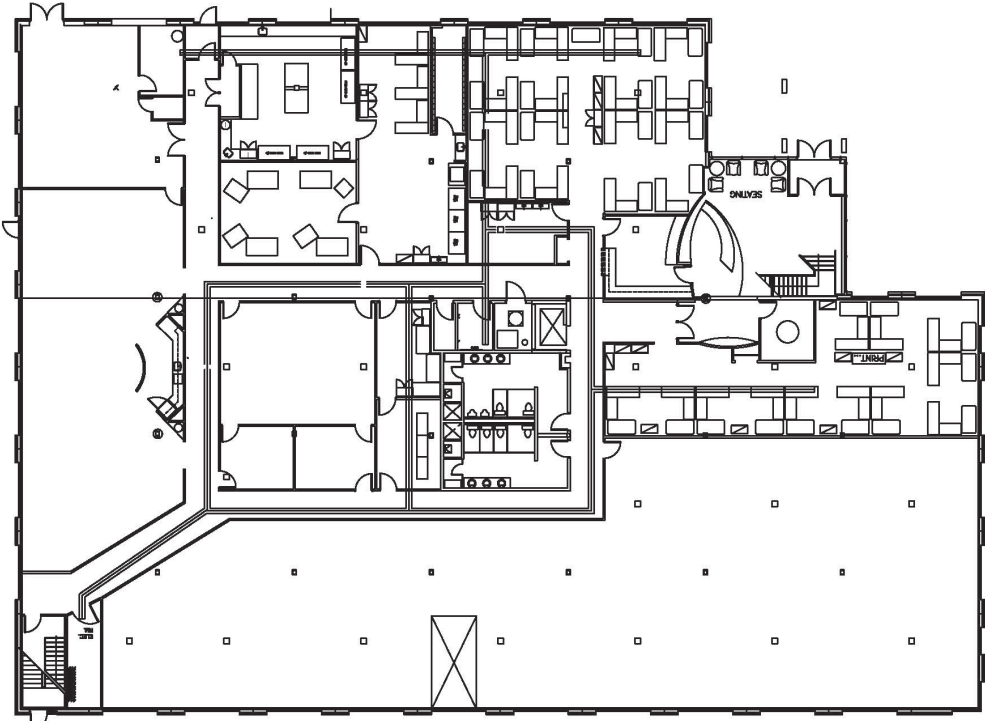
WORKERS LIVING IN 5KM RADIUS

3000

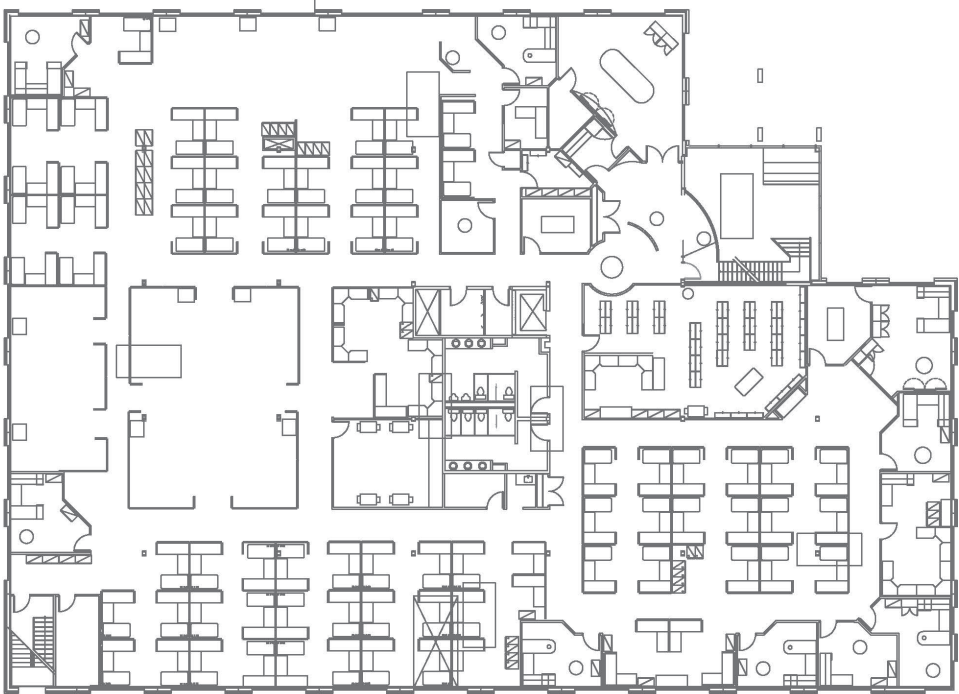
# SOLANDT RD.

## FLOOR PLANS

**FIRST FLOOR**



**SECOND FLOOR**





OPEN FOYER



COLLABORATIVE SPACE



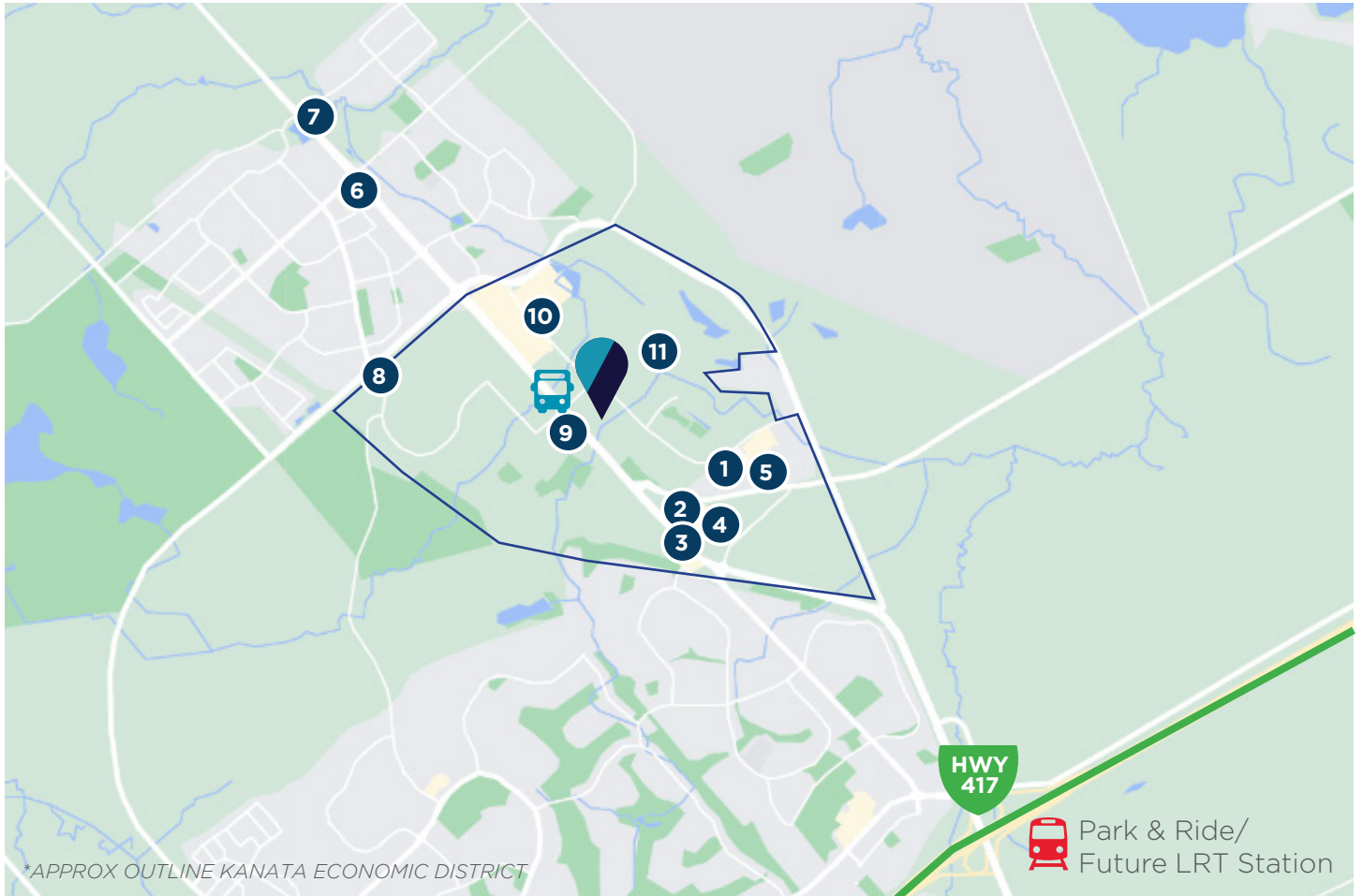
MODERN KITCHEN



EV CHARGING STATIONS

# 3000 SOLANDT RD.

## AERIAL MAP



## AMENITIES

- |                       |                           |
|-----------------------|---------------------------|
| 1. Starbucks Coffee   | 7. LCBO                   |
| 2. Tim Hortons        | 8. Pizza Hut              |
| 3. Subway             | 9. Circle K               |
| 4. Metro              | 10. The Brookstreet Hotel |
| 5. Cora's             | 11. The Marshes Golf Club |
| 6. Shoppers Drug Mart |                           |

## DISTANCES

Future Eagleson LRT Station	4.5 KM	7 MINS
Kanata Centrum Shopping Centre	5.6 KM	8 MINS
Tanger Outlets Mall	8.8 KM	10 MINS
Canadian Tire Centre	9.3 KM	11 MINS
Central Business District	24.7 KM	21 MINS



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