

FOR LEASE

308 LEGGET DRIVE – SUITE 100

KANATA, ON K2K 1Y6



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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

Located in Kanata North Technology Park. Ground and 2nd floor office space for lease. Large perimeter windows for natural light & pylon signage available. Upgraded mezzanine with common showers & washrooms and new LED lighting throughout. On-site free parking for employee's and visitor parking. Easy access to Highway 417 from March Road. Close to all amenities and public transit. Available immediately.

PROPERTY HIGHLIGHTS

- Suite 100 – 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



MARLENE PIITZ

613.224.5464 x103
mpiitz@merkburn.com

MERKBURN HOLDINGS LTD.

2191 Thurston Drive, Suite 4, Ottawa, ON K1G 6C9
merkburn.com

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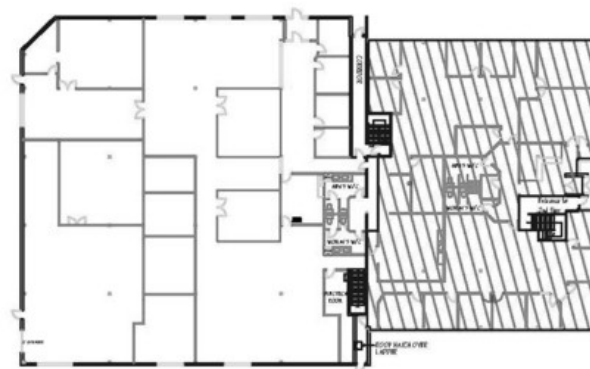
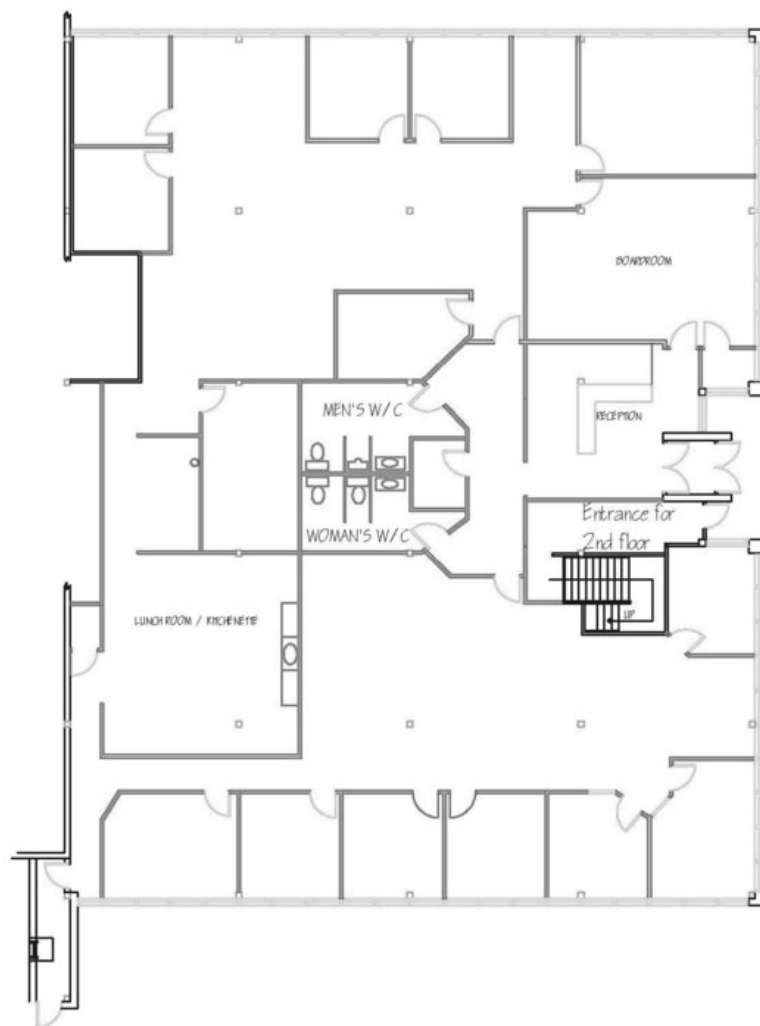
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VIDEO TOUR



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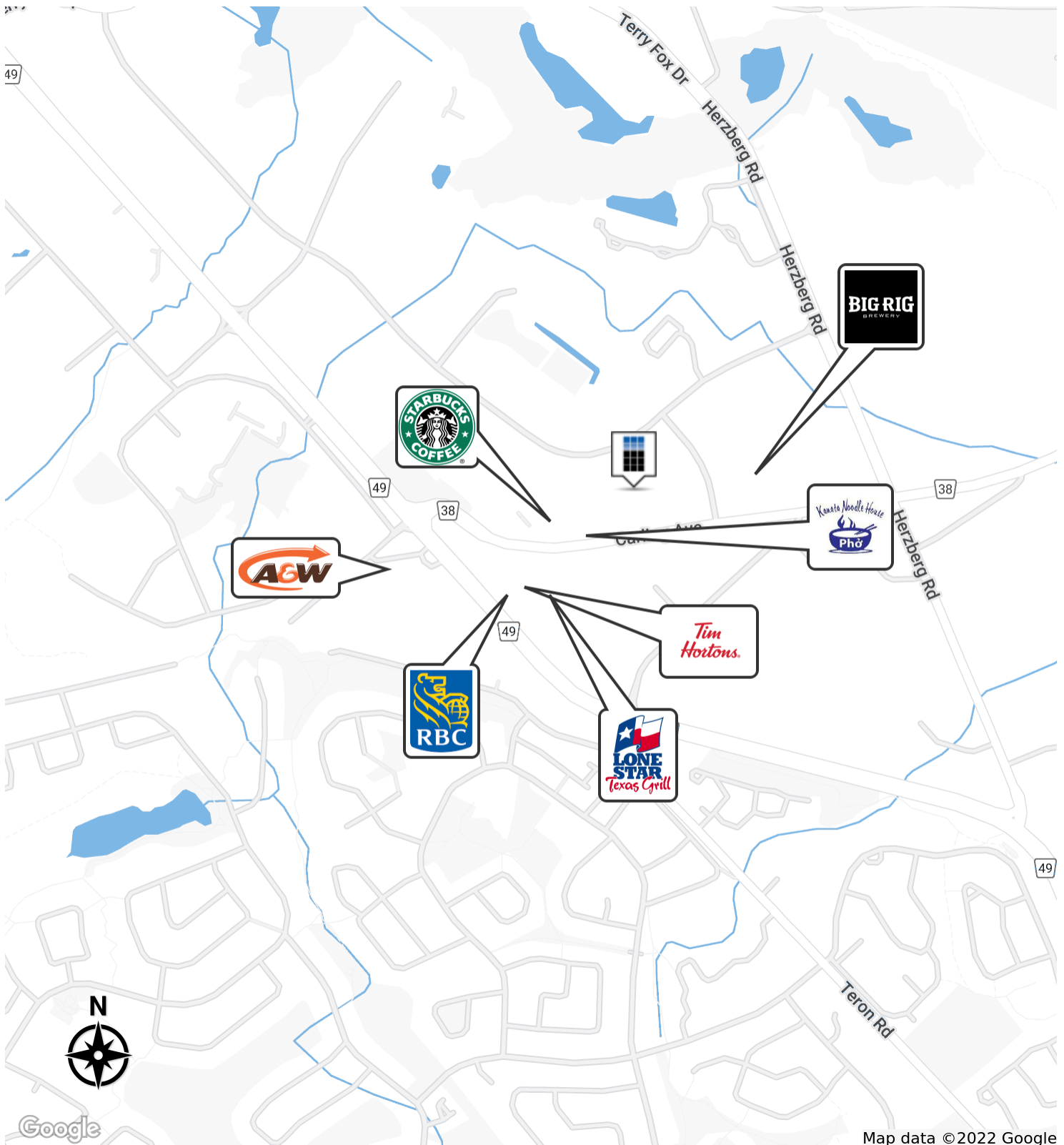
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