



# For Lease

## 415 Legget Drive

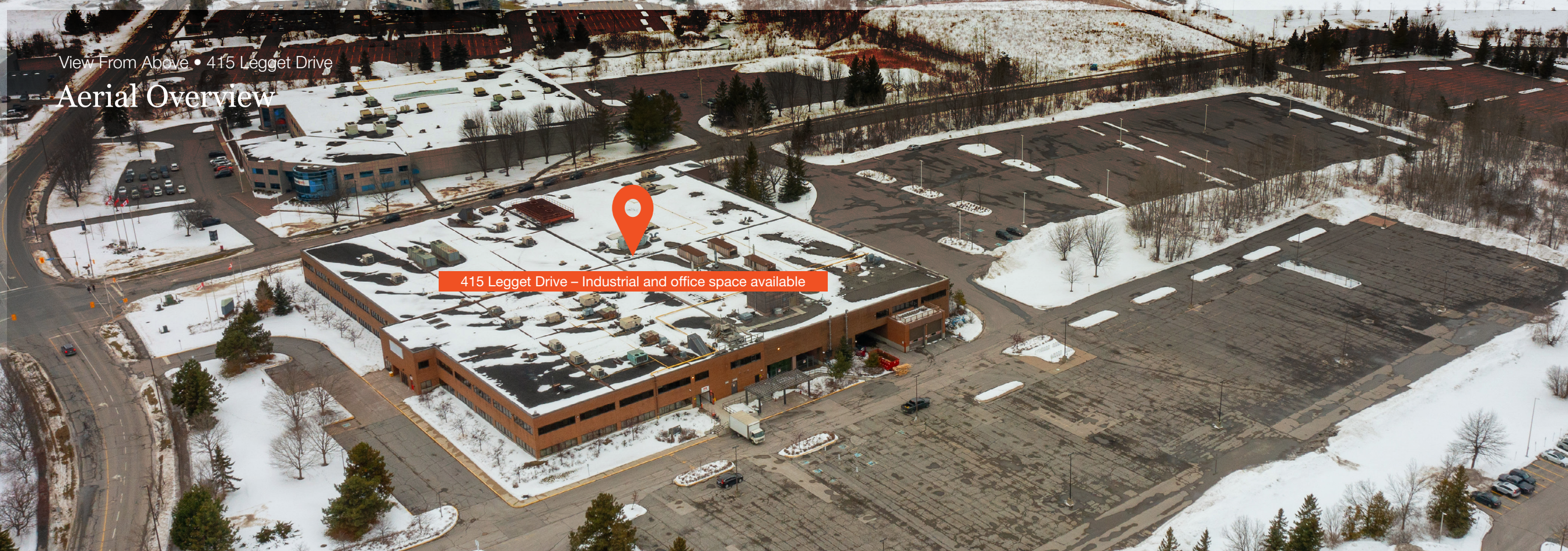
Office and Warehouse Space Available in Kanata North.

# Lennard:

[lennard.com](http://lennard.com)

View From Above • 415 Legget Drive

# Aerial Overview



415 Legget Drive – Industrial and office space available

Located in a prime area of Kanata North, the property features up to 23,000 SF of industrial space with 15,000 SF of mezzanine office space above it and up to 75,000 SF of office space. The building can accommodate traditional office uses as well as combinations of data storage, production, and warehouse space.

The building offers custom layouts which can offer tenants the flexibility to design their space as needed.

Easy access to major transport routes to downtown Ottawa, Toronto and Montreal. Furthermore, tenants will benefit from excellent access to a diverse labour pool and business connectivity within Canada's most prominent technology and innovation hub.



**Space Range**

**Warehouse: 23,000 SF + 15,000 SF of Mezzanine Office Space  
Office: 75,000 SF**



**Clear Height  
Warehouse: 24' high bay  
Office / Mixed Use: 11.6'**



**Access to Hwys  
417, 416 & 7**



**Close to Amenities**



**Branding & Building  
Signage**



**Occupancy  
60 Days**

# Property Details

<b>Building Area</b>	23,000 SF (Warehouse) + 15,000 SF (Mezzanine Office Space) 75,000 SF (Office)
<b>Lot Size</b>	17.964 acres
<b>Zoning</b>	IP6 - Business Park Industrial Zone
<b>Clear Height</b>	Warehouse: 24' high bay Office: 11.6'
<b>Loading</b>	2 Dock Loading Doors 1 Grade-Level Door
<b>Parking</b>	834 (before development)
<b>Power</b>	600/347V, 600A, 800A - 2500 Amp power service
<b>Net Rent</b>	\$14.00 PSF (Warehouse) \$7.00 PSF (Office)
<b>Additional Rent</b>	\$5.90 PSF



# Business Park Industrial Zone: IP6

## Permitted Uses

- Automobile dealership
- Automobile rental establishment
- Broadcasting station
- Data centre
- Day care
- Emergency service
- Light industrial uses
- Medical facility
- Office
- Personal brewing facility (By-law 2019-41)
- Place of assembly
- Printing plant
- Production studio
- Research and development centre
- Service and repair shop
- Technology industry
- Telecommunication centre
- Training centre
- Warehouse

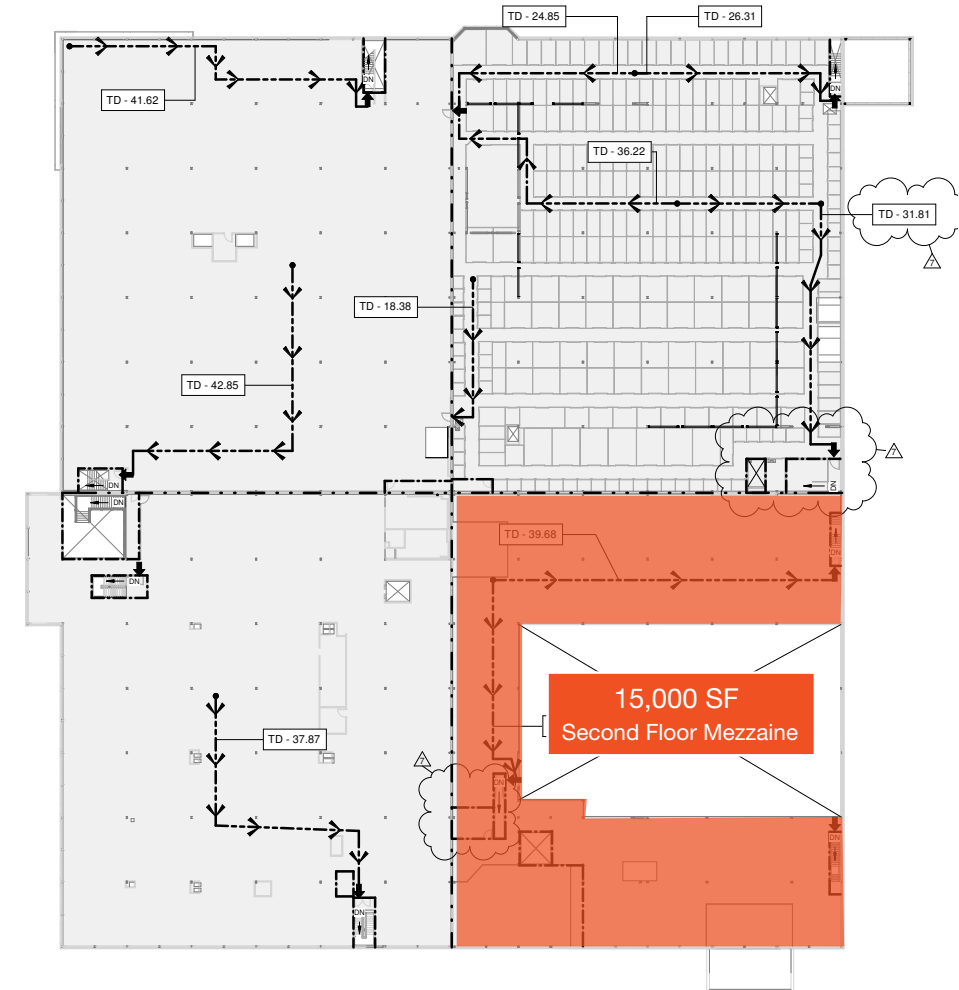
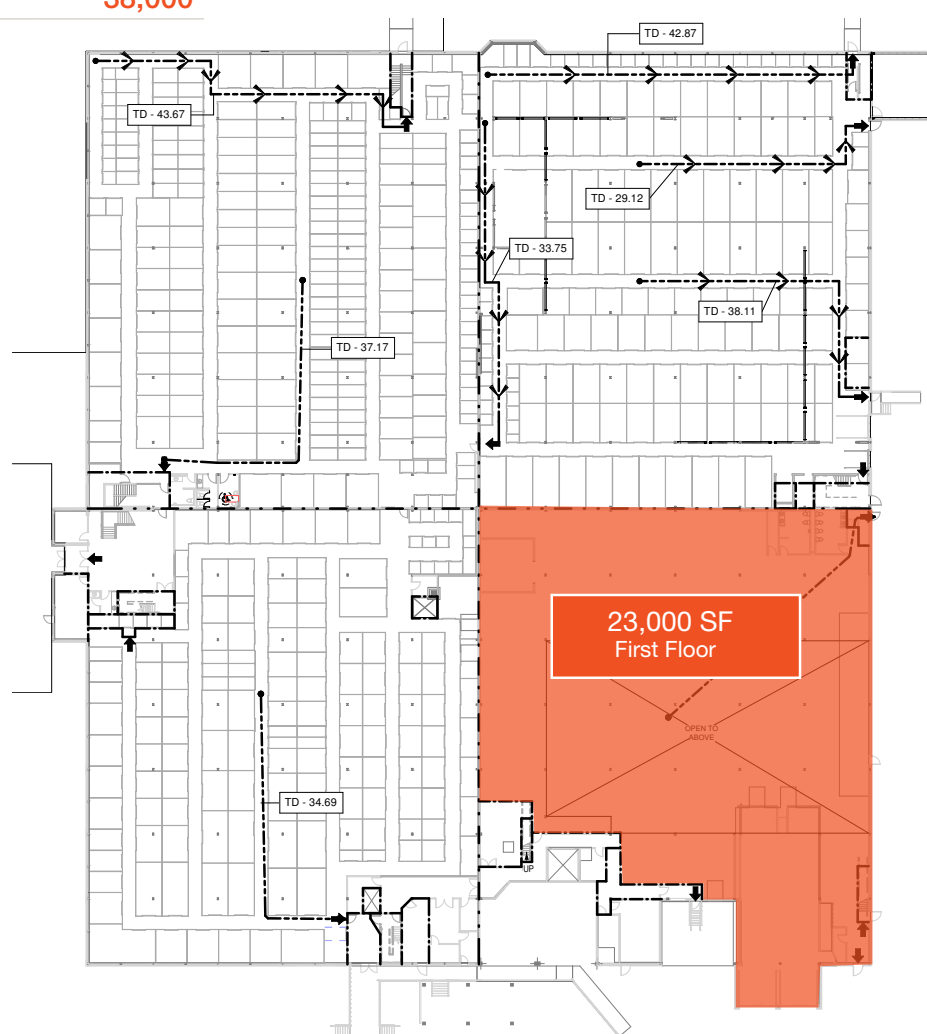
## Permitted Uses - with Conditions

- Animal care establishment
- Animal hospital
- Automobile service station
- Bank
- Bank machine
- Bar (By-law 2018-171)
- Car wash
- Convenience store
- Gas bar
- Instructional facility
- Park
- Personal service business
- Post office
- Recreational and athletic facility
- Restaurant



# Quadrant 3 - Industrial

Space	SF
First Floor: Warehouse	23,000
Second Floor: Mezzanine/Office Space	15,000
<b>Total</b>	<b>38,000</b>



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*A bright future  
for your business  
is right here.*

# Quadrant 1, 2, & 4 - Office

Space	SF
Second Floor Office	up to 75,000
<b>Total</b>	<b>75,000</b>



75,000 SF  
Second Floor: Office

# Quadrant 1, 2, & 4 - Office

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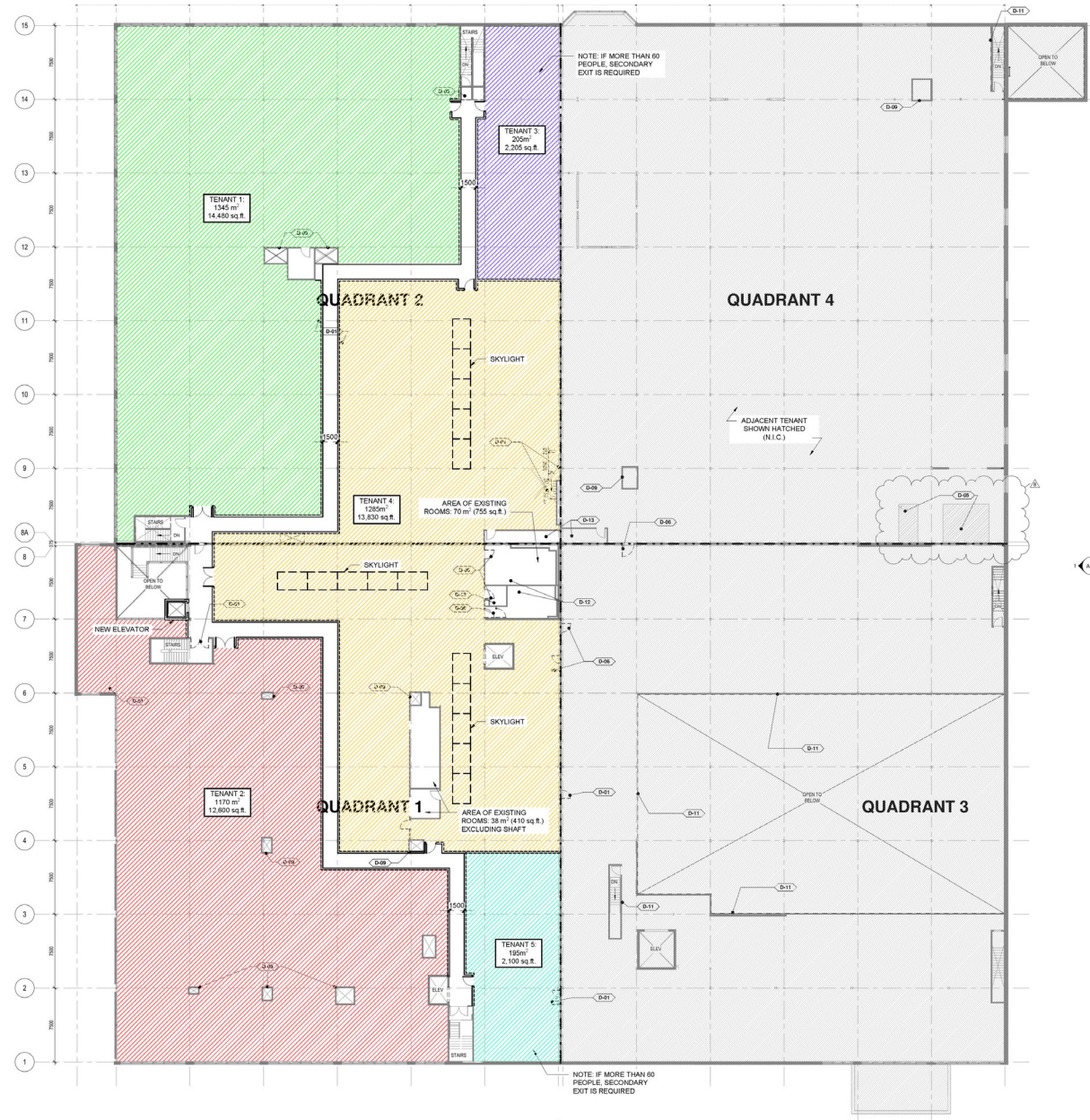
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# Demising Options - Office

Concept plan to accommodate smaller office users

Space	SF
Tenant 1	14,480
Tenant 2	12,600
Tenant 3	2,205
Tenant 4	13,830
Tenant 5	2,100



# Overview



# Nearby Amenities





# Lennard:

Ian Shackell\*

Partner  
D. 613.963.2633  
[ishackell@lennard.com](mailto:ishackell@lennard.com)

Matt Shackell\*

Vice President  
D. 613.963.2636  
[mshackell@lennard.com](mailto:mshackell@lennard.com)

Brent Heeney

Sales Representative  
D. 613.963.2631  
[bheeney@lennard.com](mailto:bheeney@lennard.com)

333 Preston Street, Suite 420  
Ottawa, ON K1S 5N4  
613.963.2640  
[lennard.com](http://lennard.com)

\*Sales Representative

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