

260 HEARST WAY

Kanata, Ontario

Suite 402 - 3,102 sq.ft.



PAUL MILLER

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**COLONNADE
BRIDGEPORT**

Realty Inc., Brokerage

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LEASE DETAILS

Rental Rate: \$14.00/sq.ft.

Taxes & Operating: \$16.82/sq.ft.

Operating costs, tax estimates and rental ranges are based on 2024 figures and are subject to change.

Competitive and flexible lease terms.

OPPORTUNITY

Suite 402- 3,102 sq.ft.

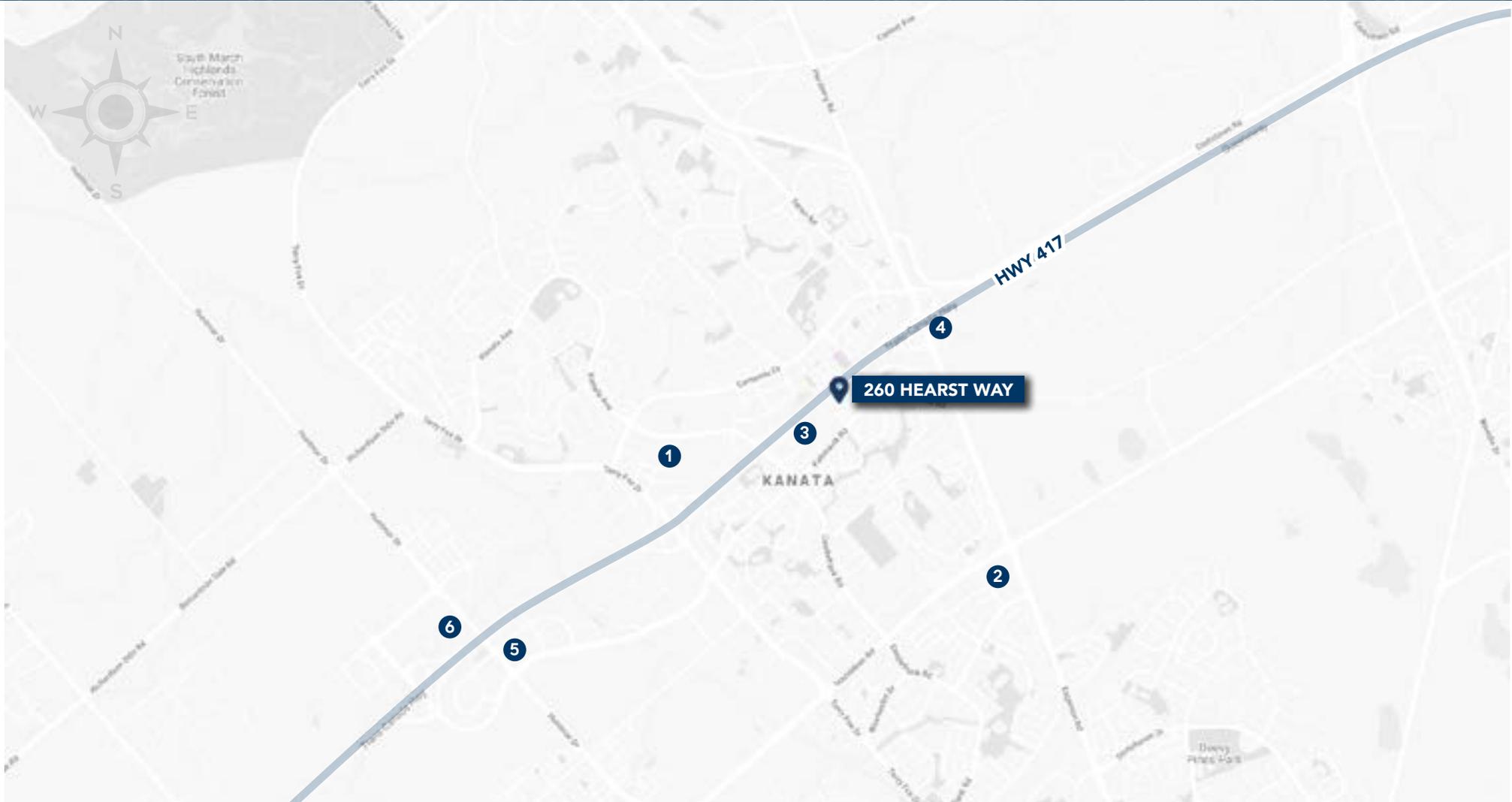
- Enclosed office layout with reception, kitchenette/lounge
- Quality improvements throughout
- Southern exposure provides abundant natural light
- Direct elevator lobby presence
- Generous lease incentives

AVAILABLE JULY 1, 2024

HIGHLIGHTS

- ✓ Great access to HWY 417 and neighbouring retail/service amenities
- ✓ Popular restaurant within building
- ✓ Free on site parking for employees and visitors
- ✓ Many nearby amenities including restaurants, shops and gas stations
- ✓ Within a five minute drive to Tanger Outlet Mall, Hazeldean Mall and Kanata Centrum Shopping Centre
- ✓ Minutes to the Canadian Tire Centre sports and entertainment complex

AREA MAP



260 HEARST WAY

Kanata, Ontario

- 1 Kanata Centrum Shopping Centre
- 2 Hazeldean Mall
- 3 Kanata Town Centre
- 4 OC Transpo Park 'n Ride
- 5 Canadian Tire Centre
- 6 Tanger Outlet

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