



Space Availability

Suite 201: +/- 2,934 sf (Office)
Suite 204: +/- 1,559 sf (Office) **Leased**
Outdoor fenced compound: +/- 16,000 sf

Occupancy

Suite 201: September 1, 2025
Suite 204: March 1, 2025 **Leased**
Outdoor fenced compound: Immediately

Lease Term

Negotiable

Net Rent (Year 2025)

\$14.00 psf (Office)
\$4,000 /monthly (Fenced compound)

Additional Rent (2026 estimate)

\$11.81 psf (Office)

Space Highlights

- Suite 201 - mix of enclosed offices, open areas, and kitchen
- Large perimeter windows, lots of natural light
- Upgraded mezzanine with access to showers and washroom
- Convenient free surface parking
- Pylon signage available with excellent visibility
- Outdoor fenced compound area available for lease
- Close to many amenities and public transit
- Minutes from Highway 417

Get more information

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Platinum member

Property Overview

Office space for lease

308 Legget Drive, Ottawa, ON

Address: 308 Legget Drive

Location: Located on Legget Drive, in Canada's largest research and technology park

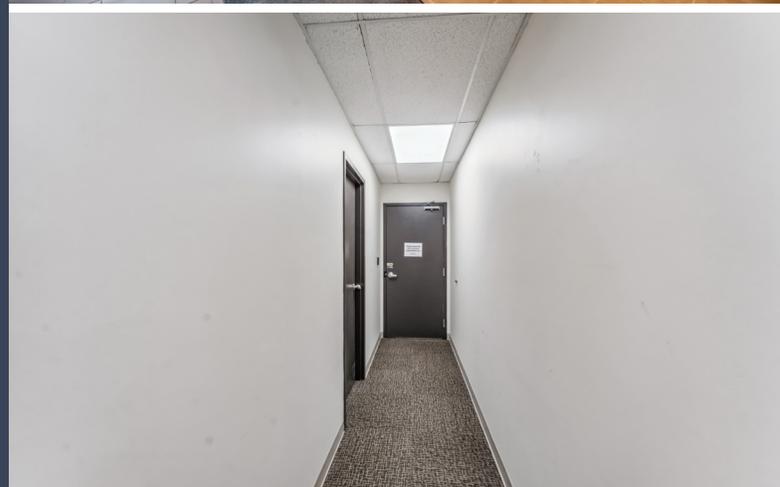
Year Built: 1989

Available Area:

Suite 201	2,934 sf
Suite 204	1,559 sf Leased
Outdoor fenced compound	16,000 sf

Parking: 3:1,000 sf

- Key Highlights:
- Air Conditioning, Central Heating, Professional Lease, Shower Facilities
 - Spacious office suite with open and enclosed areas, a professional boardroom, and kitchenette, corner office suite, server room with cooling - everything needed for an efficient, comfortable workspace
 - New LED lighting throughout



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Gallery

Office space for lease

308 Legget Drive, Ottawa, ON



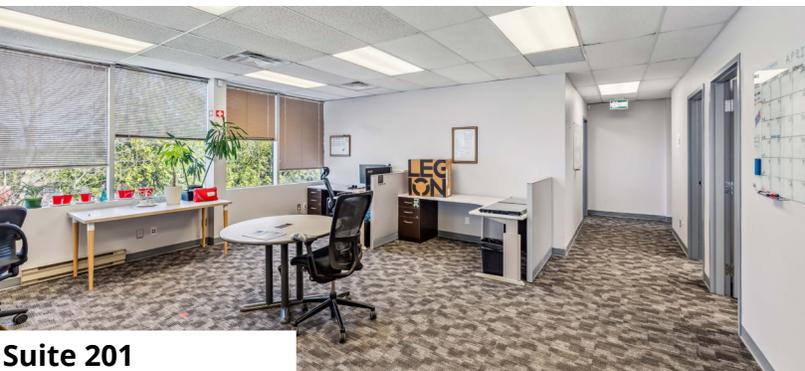
Suite 201



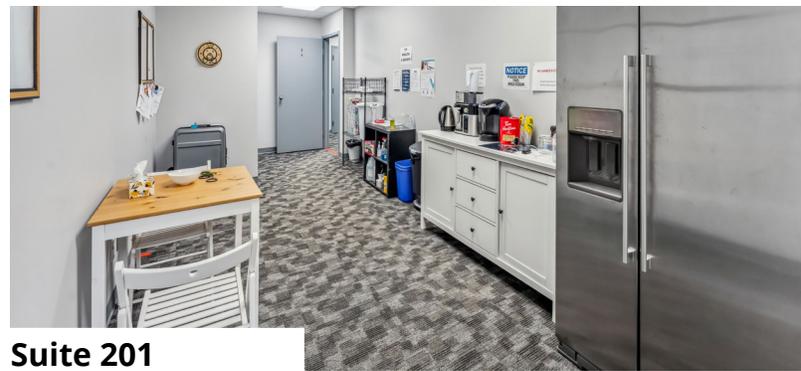
Suite 201



Suite 201



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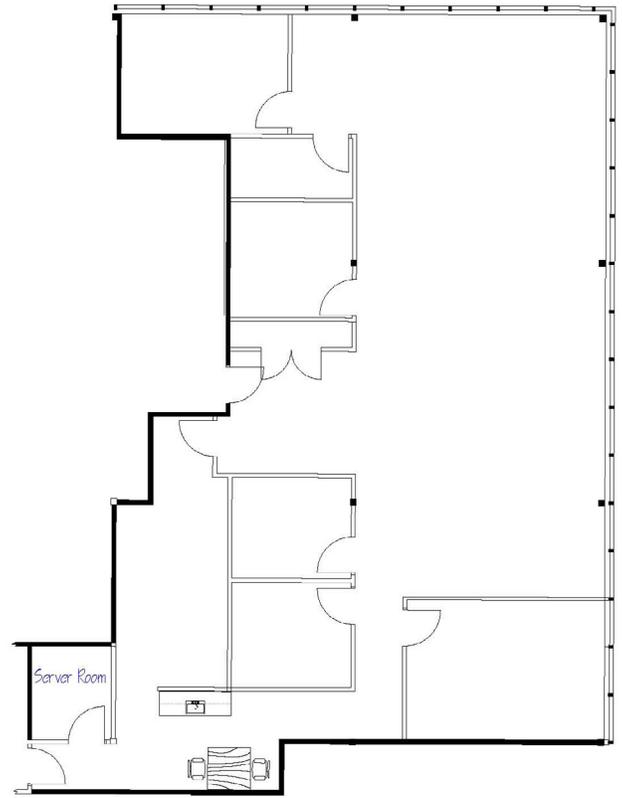
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Floor Plan

Office space for lease

308 Legget Drive, Ottawa, ON

Suite 201: 2,934 sf



Outdoor fenced compound: 16,000 sf



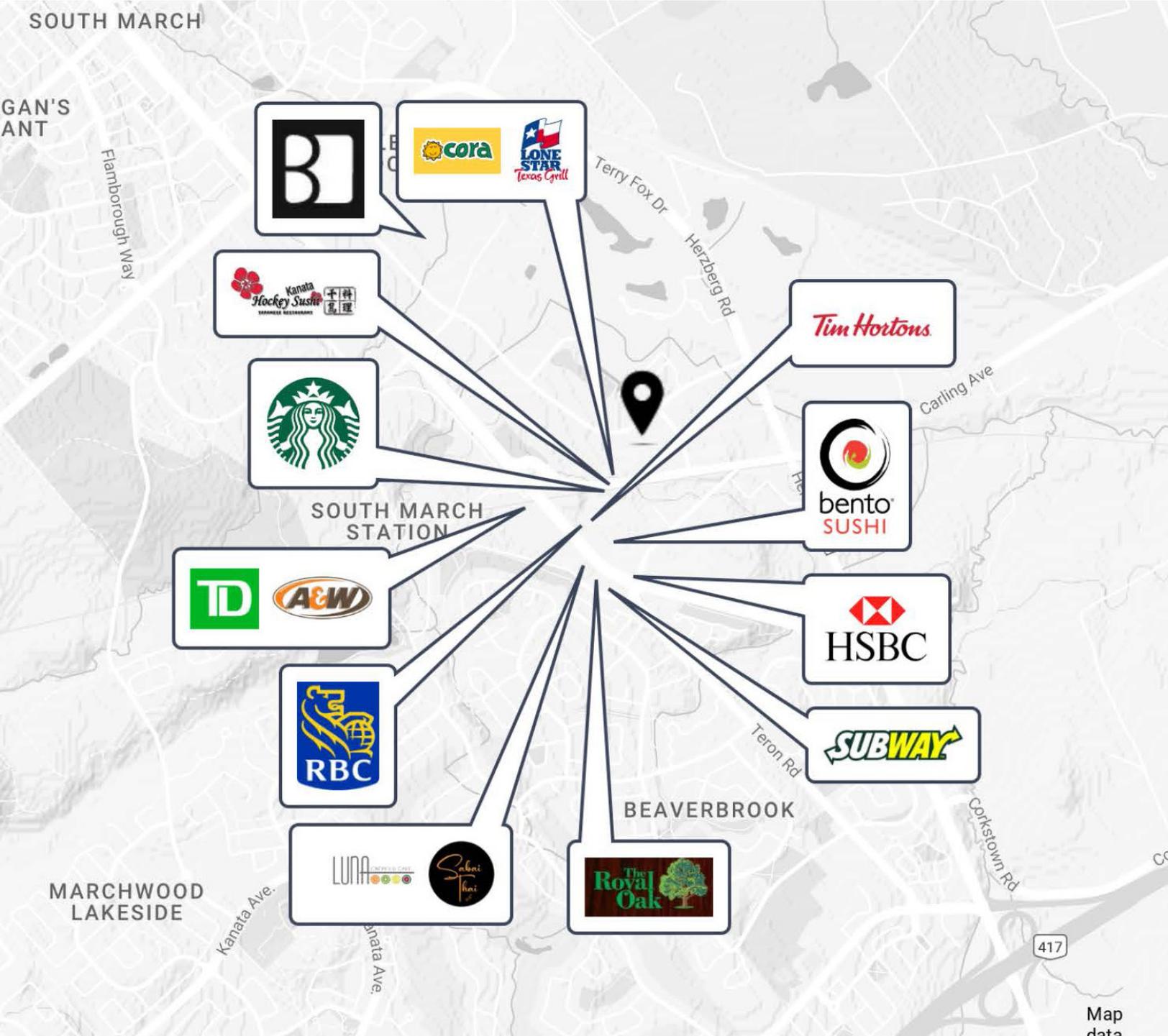
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Map

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Location Overview

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308 Legget Drive, Ottawa, ON



Demographics
5km Radius



Total
Population

60,819



Average
Household Size

2.9



Average
Age

40.6



Average Household
Income

\$147,101.00



Annual Household
Expenditure

\$127,950.00

Travel Distances

Highway 417 11.9 km | 11 mins

Downtown, Ottawa 23.5 km | 22 mins

Nepean, Ottawa 19.4 km | 19 mins

Kanata, Ottawa 6.4 km | 10 mins

Ottawa International Airport 31.0 km | 26 mins



Bike Score

63



Walk Score

50



Transit Score

39

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