40,036 SF AVAILABLE FOR LEASE

3000
SOLANDT ROAD

OTTAWA, ON

3000
SOLANDT RD.

PROPERTY FEATURES

- 40,036 SF (demisable to ~ 20,000 SF)
- Bright Entrance with high ceiling
- Fully remodeled washrooms
- Renovated 2nd Floor Space
- Showers on-site
- 3.75:1,000 SF Parking Ratio
- Six (6) EV Charging Stations on-site

- Amenity Rich Location
- High Visibility – Prominent Branding
- Designated Loading & Storage Area
- Furniture available
- BOMA Best Certified
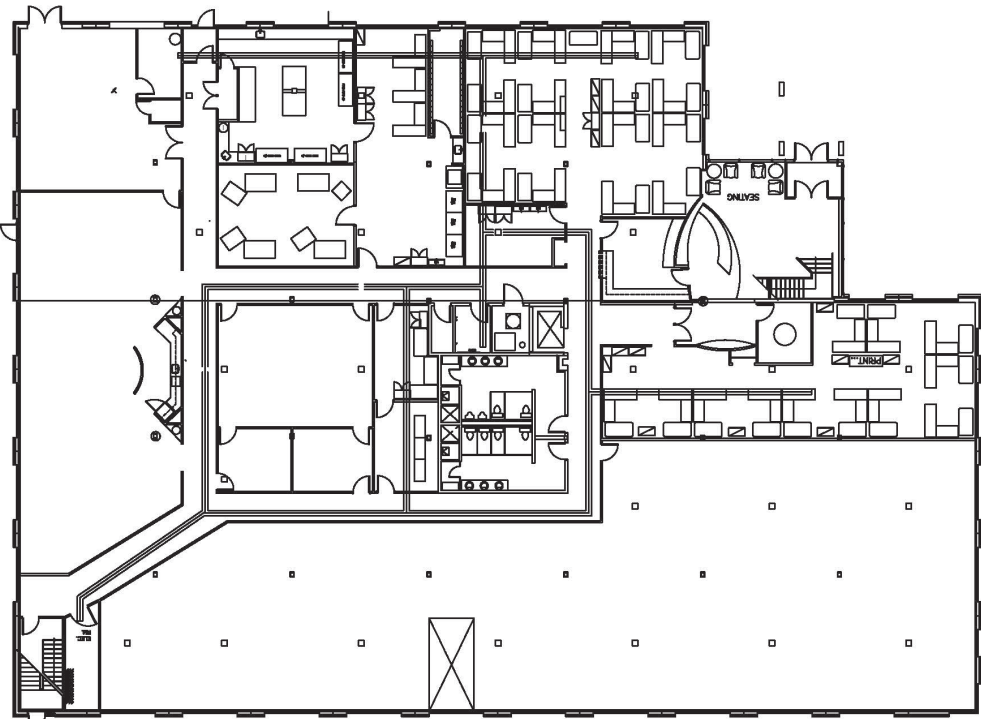
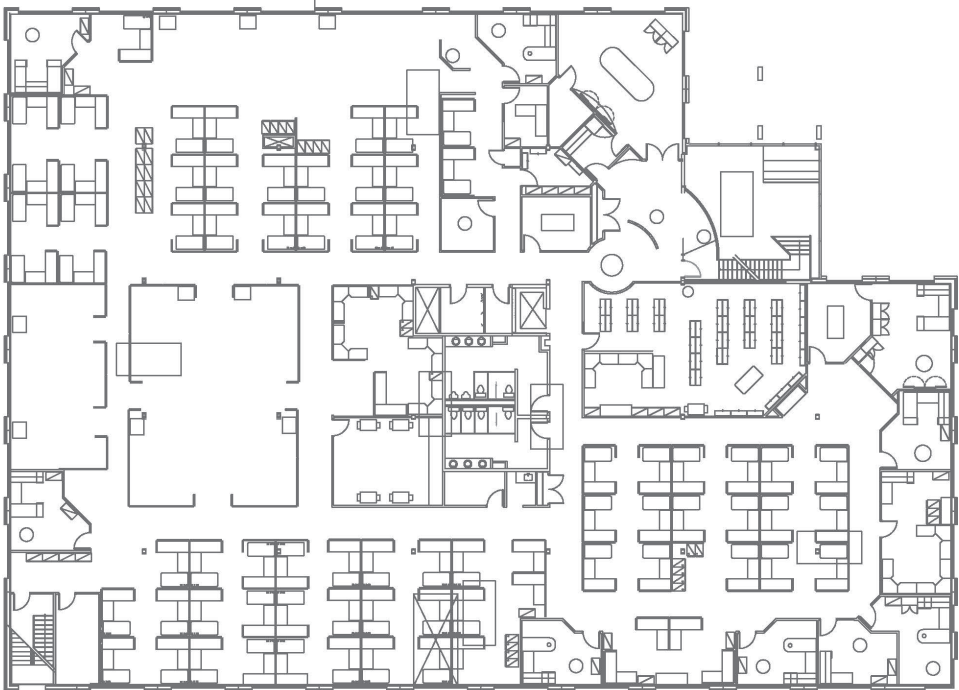## CONTACT AGENT
NET RENT

$17.97 (2024)
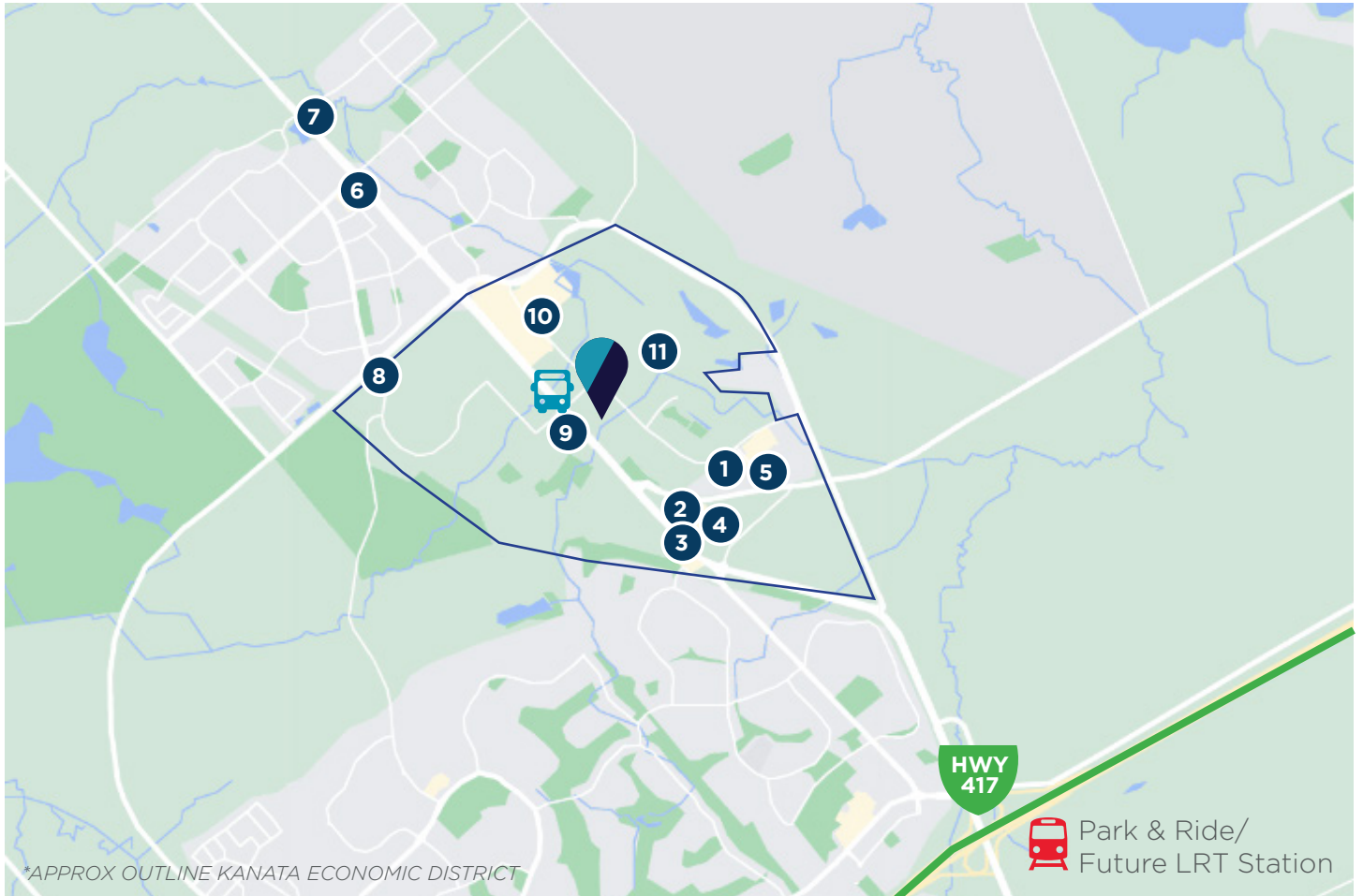### ADDITIONAL RENT

3000
SOLANDT RD.

FIRST FLOOR

SECOND FLOOR

3000
SOLANDT RD.

APPROX OUTLINE KANATA ECONOMIC DISTRICT

HWY 417

Park & Ride/ Future LRT Station

AMENITIES

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

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

For more information, please contact:

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