



# RETAIL LEASE

## AVAILABLE IN PRIME KANATA LAKES NEIGHBOURHOOD

The Palmer is a brand new 10 story 266-unit rental apartment located in the premium Kanata Lakes neighbourhood, with condo-like finishes and first-rate amenities. Kanata North is a bustling hub of innovation and is home to Canada's largest technology park. The area is surrounded by lush green spaces and has direct access to the City of Ottawa along Highway 417.

## Demographics



102K

Median Household Income



55,320

Total Households



39.6

Median Age



144,570

Population

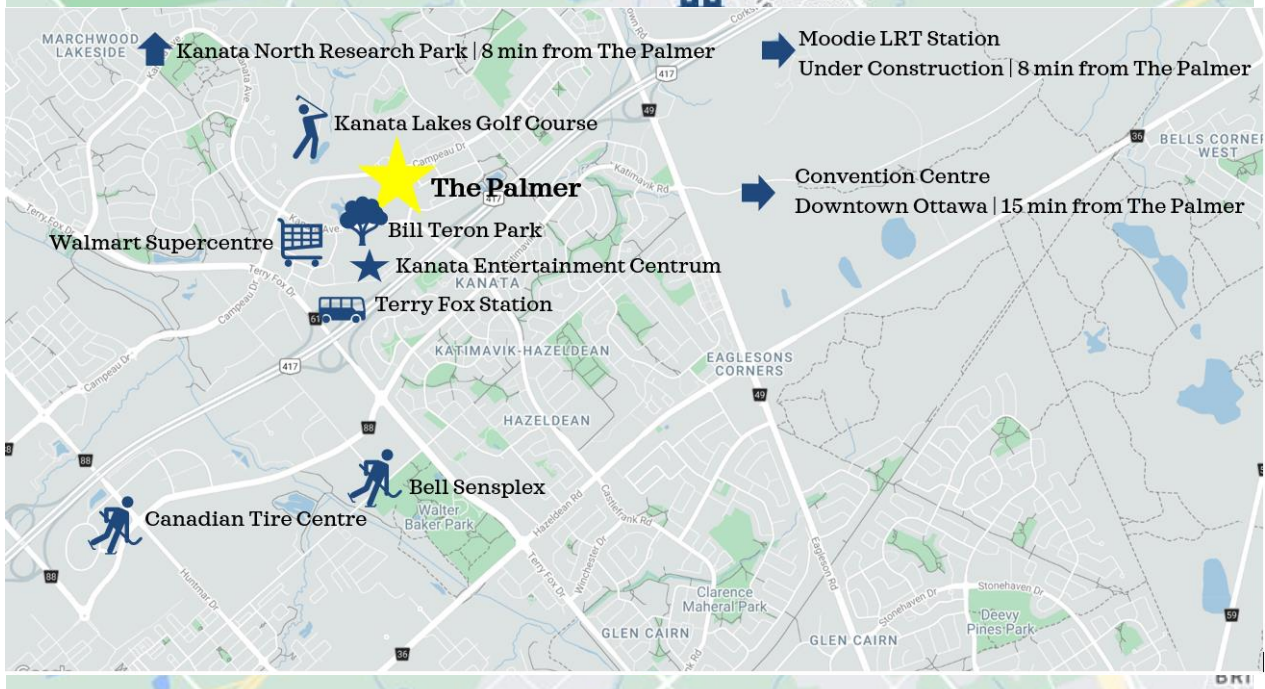
### Contact Us

**Sameer Gulamani**

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# Amenity Map



# Lease Specifications



**4,703 SF**  
Available Size



Upon completion  
Expected Spring 2025  
Possession



**207,907 SF**  
Building Area



**\$40 PSF Basic Rent +  
Additional Rent**  
Asking Rent



**4.3 Acres**  
Site Area



**4 - 5 Parking Spots**



**11-13.5'**  
Ceiling Height



**Street parking  
available**



**Mixed Use**  
Zoning



**East and South**  
Entrance

# Floorplan



Ideal location and floorplan for spa, pharmacy, convenience store, shared office space, café, or community retail. Ceiling heights will be between 11' to 13.5'.

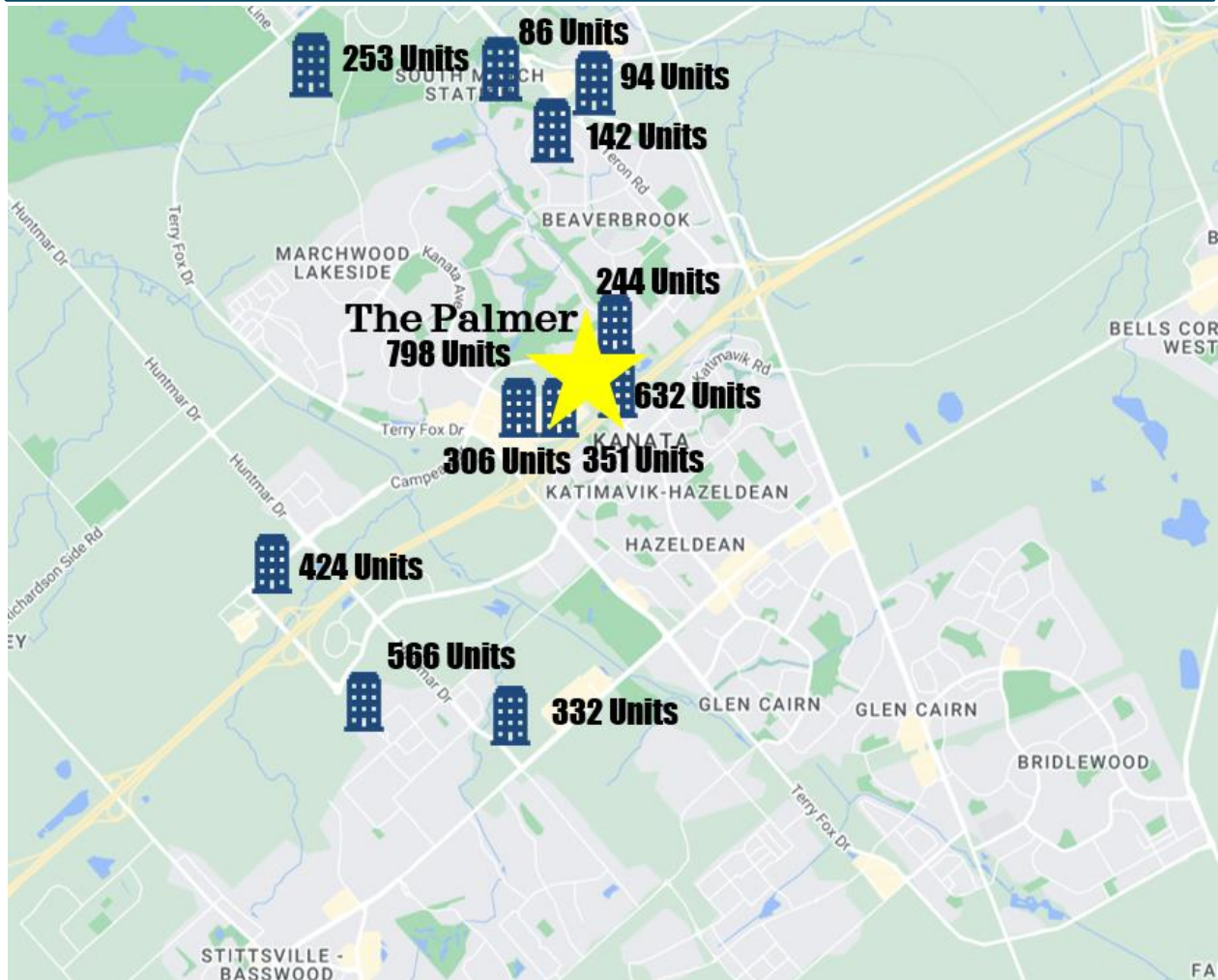
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# Residential Development Proposed or Under Construction



The market in Kanata is expected to grow significantly over the next 2-3 years, with an additional 4000+ residential units expected to be added.

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