

FOR SUBLEASE 46,311 SF OF OFFICE SPACE

425 LEGGET DRIVE

Ottawa, ON



Located in the Kanata North Technology Park

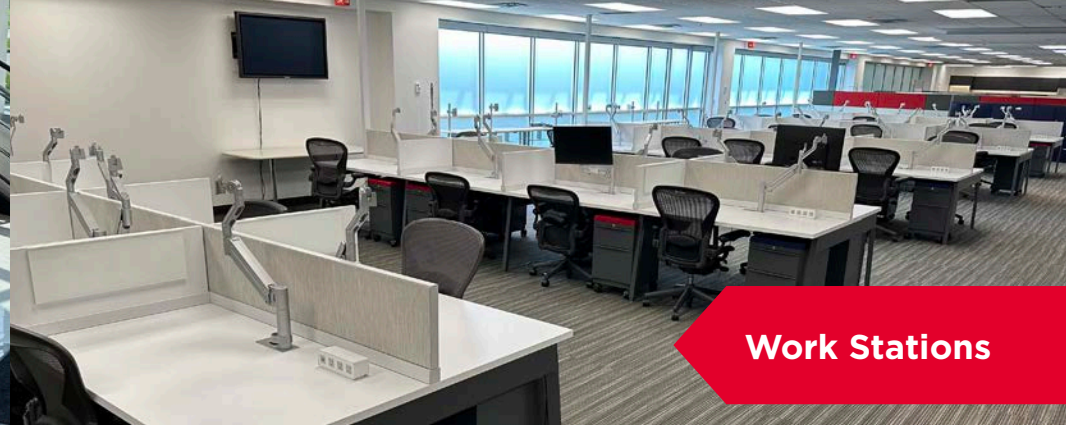




Reception



Multiple Boardrooms



Work Stations

FULLY FURNISHED PLUG & PLAY OFFICE SPACE

Discover Modern Office Space in the Kanata North Technology Park

Unlock your business's potential with 46,311 square feet of state-of-the-art office space nestled in the heart of the Kanata North Technology Park. This prime location is a hub for innovation, surrounded by leading tech companies and dynamic entrepreneurs.

Modern Design: Sleek and contemporary interior designed for productivity and comfort.

Plug & Play Efficiency: Optimal layout to maximize workflow and collaboration.

Free Parking: Hassle-free access for you and your team.

Accessibility: Conveniently located near major highways, public transit, the Brookstreet Hotel and the Marshes Golf Club.

BUILDING HIGHLIGHTS

46,311 SF

Fully Furnished Plug & Play Space

CONVENIENCE

Close to BrookStreet Hotel & Marshes Golf Club

BRIGHT

Abundant Natural Light

FREE PARKING

3.5 per 1,000 SF

TEAMWORK

Large Town Hall / Cafeteria Space & Multiple Boardrooms

AVAILABLE

Immediately

SUBLEASE

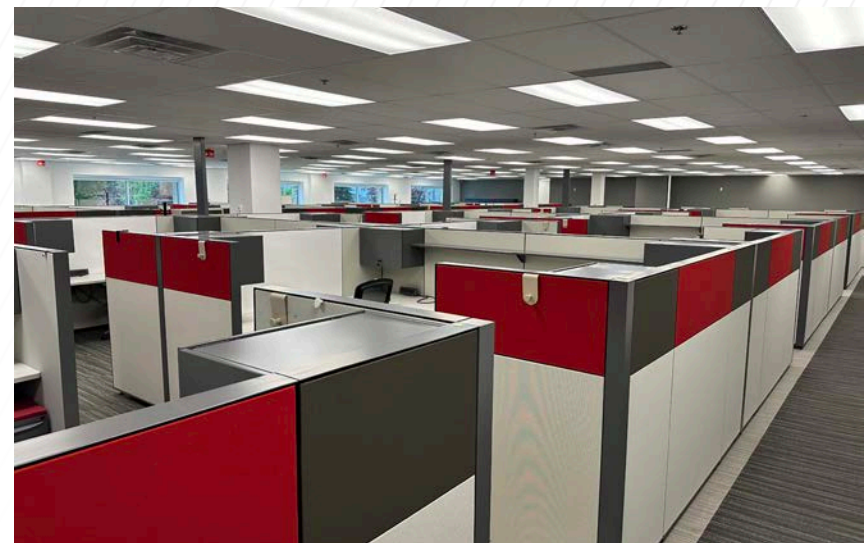
Term Ends Dec. 31, 2028

NET RENT

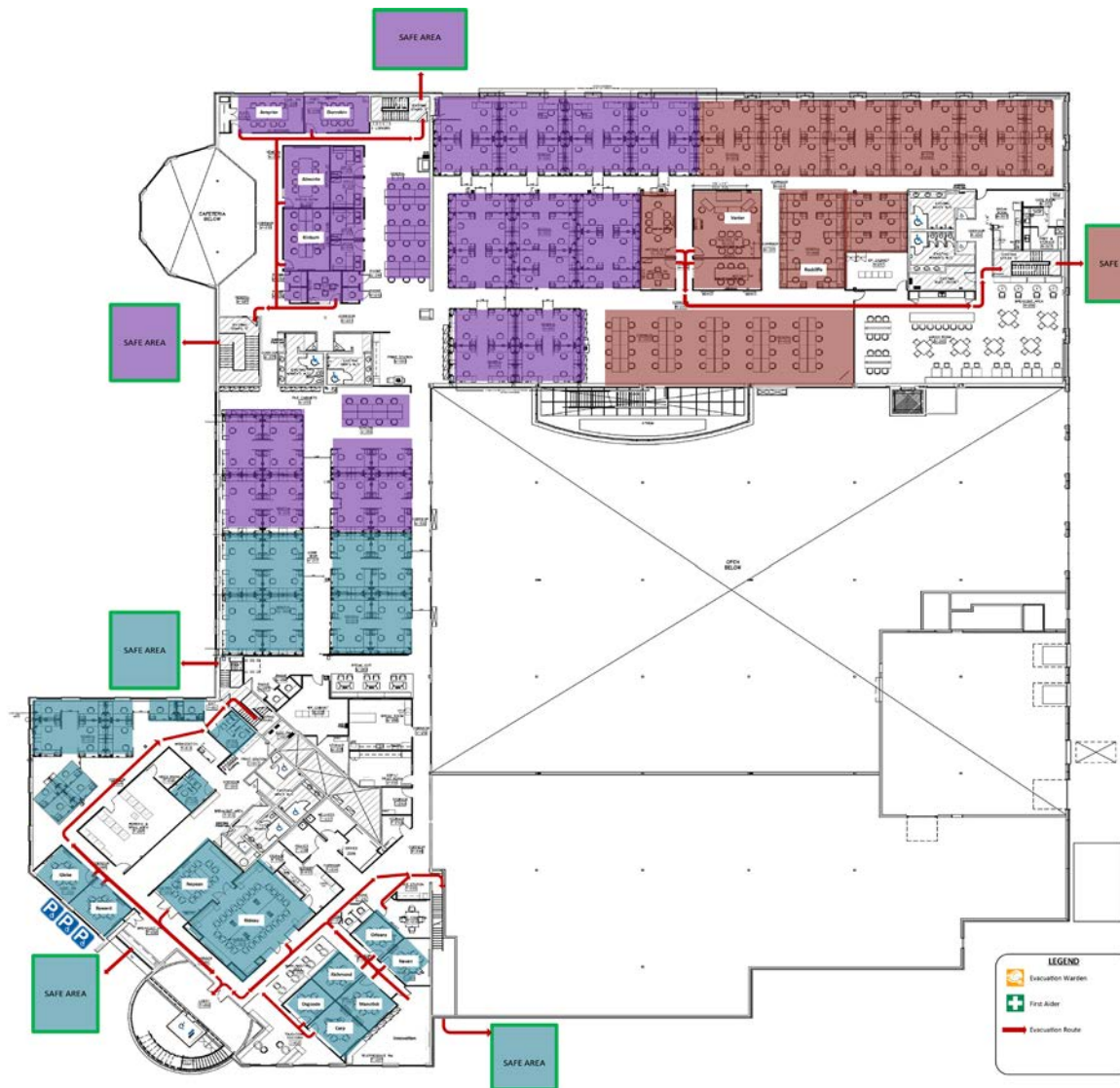
Contact Agents

ADD'L RENT

\$ 10.89 (2024 est.)



THE FLOOR PLAN



220

WORKSTATIONS

Multiple

MEETING ROOMS

2

LARGE BOARDROOMS

2

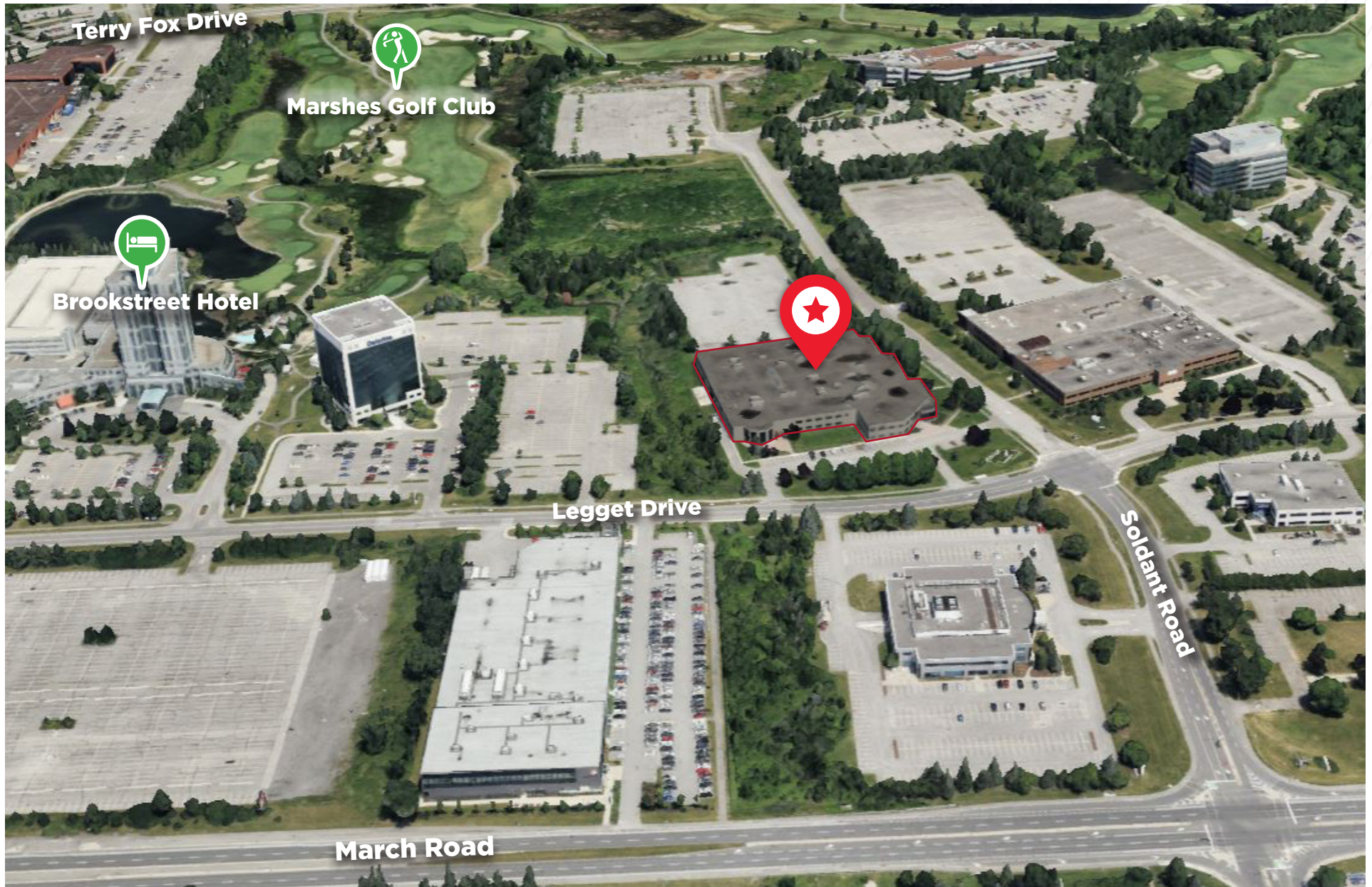
KITCHENS

1

**LARGE CAFETERIA/
TOWN HALL**

THE LOCATION

The Hub Advantage: Join a community of like-minded professionals driving the future of technology.
Scenic Surroundings: Enjoy green spaces and amenities right at your doorstep.



FOR MORE INFORMATION, PLEASE CONTACT:

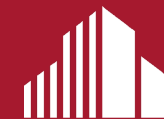
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**CUSHMAN &
WAKEFIELD**

Ottawa