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## OFFICE SPACE FOR SUBLLEASE

KANATA NORTH TECHNOLOGY PARK

# 350 LEGGET DRIVE

SUITE 500 - 44,990 SQ. FT.

SUITE 600 - 44,990 SQ. FT.

OTTAWA • ONTARIO

FOR MORE INFORMATION PLEASE CONTACT:

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**CBRE**

# FULL FLOOR OPPORTUNITIES

NET ASKING RENT: Contact Listing Agents

ADDITIONAL RENT: \$10.78 per sq. ft. (2022 est.)

SUBLEASE TERM: August 31, 2030

TENANT IMPROVEMENT ALLOWANCE: Available

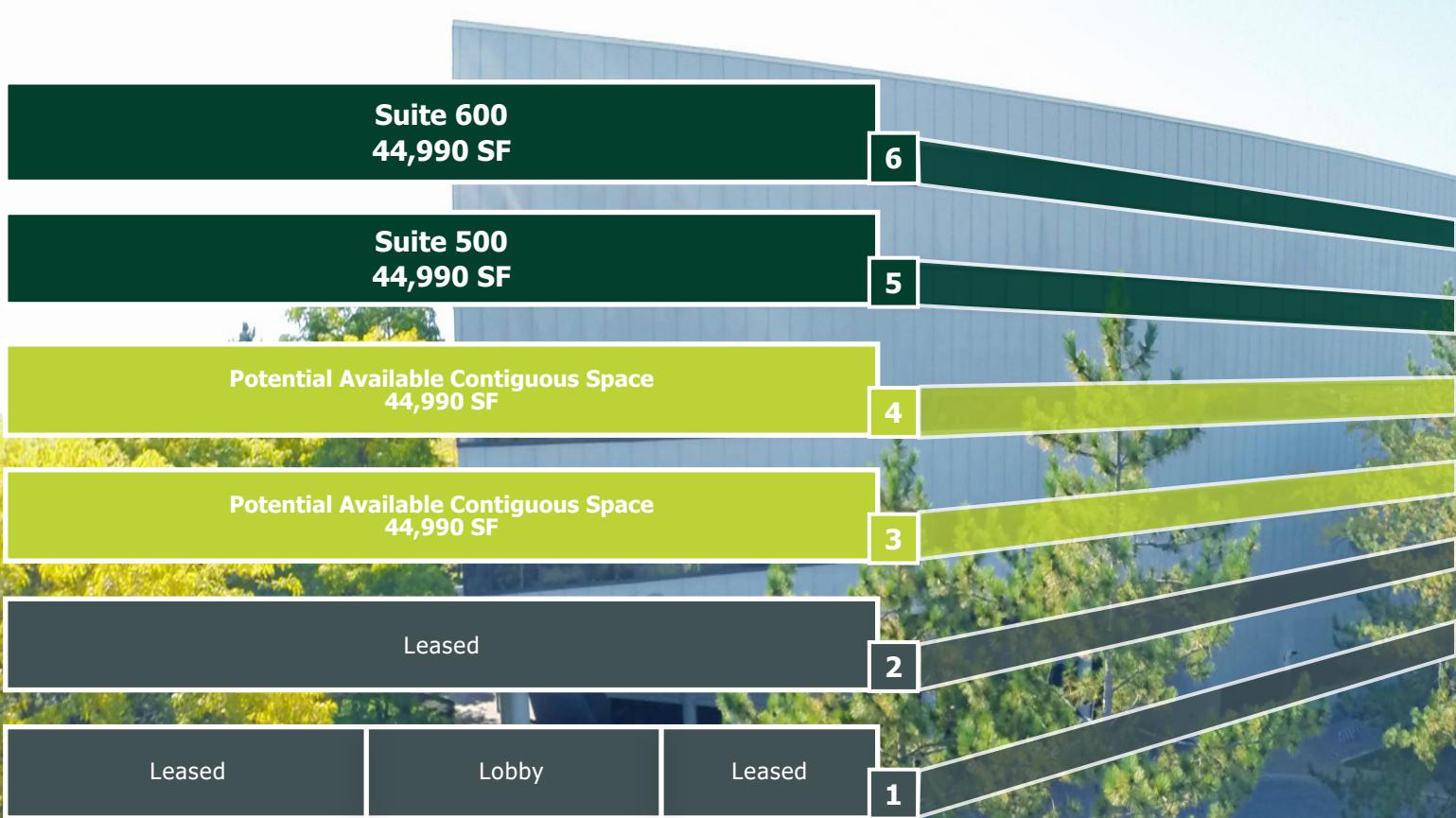
## SPACE DETAILS

Suite 500: 44,990 sq. ft.

Suite 600: 44,990 sq. ft.

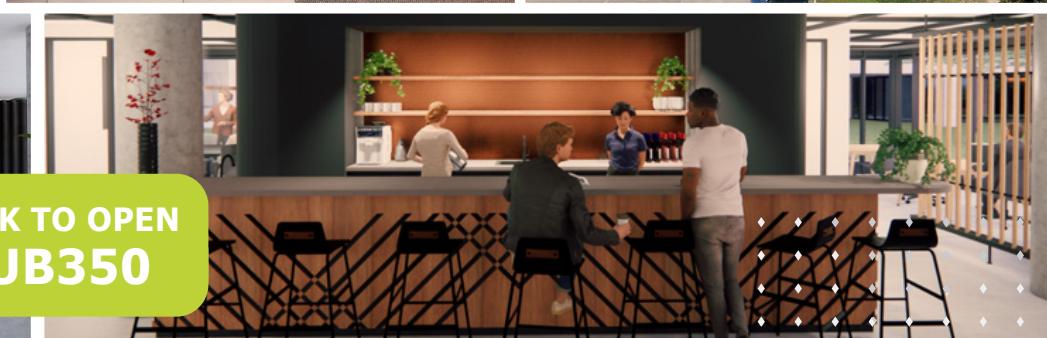
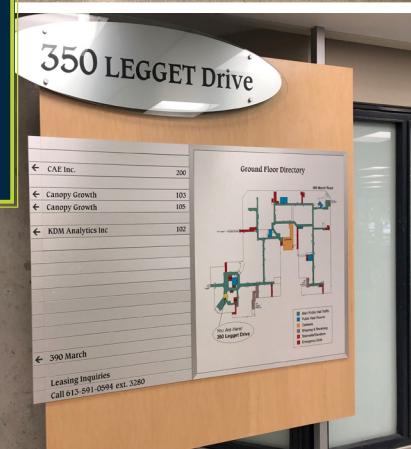
Total Available: 89,980 sq. ft.

## STACKING PLAN





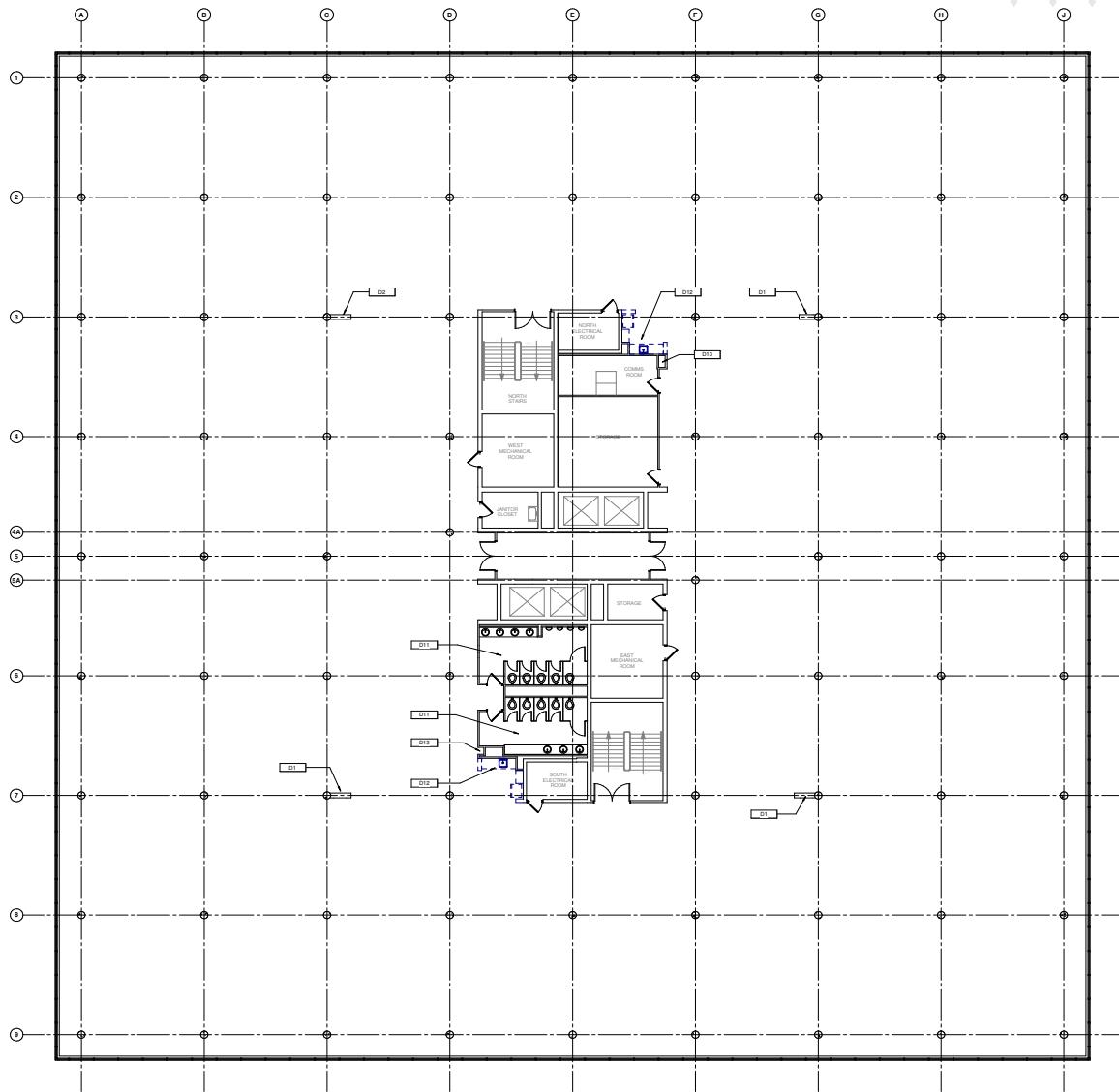
# PROPERTY PHOTOS



CLICK TO OPEN  
HUB350

# FLOOR PLAN

5th & 6th Floor - 44,990 SF each | Base Building Condition

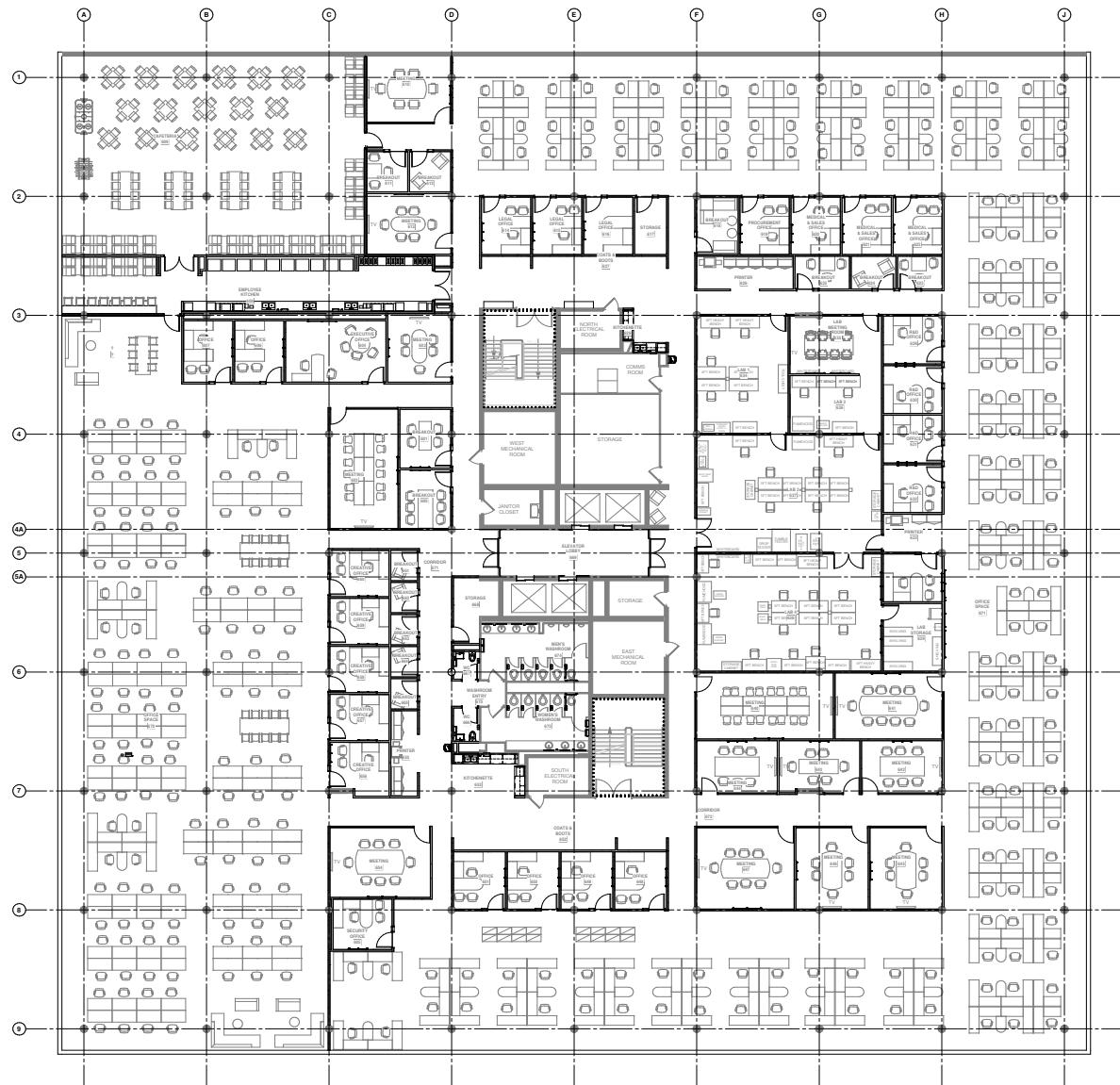


## BUILDING HIGHLIGHTS

- Building size is 284,738 sq. ft.
- 6 storey office building
- Built in 1984 and renovated in 2013/2014 and 2022
- The landlord is KRP Properties
- Equipped with card access entry system
- Four recently upgraded high-speed elevators with stainless steel doors
- Common loading area with three load leveling docks
- Hub350, a 12,000 sq. ft. co-working space located on the ground floor
- Linked to 340 Legget Drive via glass-covered walkway and physically joined to 390 March Road via common walls

# FLOOR PLAN

5th & 6th Floor - 44,990 SF each | Conceptual Layout



## ADDITIONAL COMMENTS

- Landlord in the process of upgrading portions of the façade and main entrance to modernize the building
- Landlord upgrading the landscaping and pylon signage
- Parking: 3:1,000 SF ratio, free of charge surface level and visitor parking

# LOCATION OVERVIEW

- 350 Legget Drive is centrally located in Kanata North Technology Park
- Home to 500+ companies contributing over \$13 billion to Canada's GDP
- More than 24,000 skilled employees
- Major economic sectors include; Software, Information & Communication, Defence, Security & Aerospace, Life Sciences & Clean Tech
- Join other well known technology companies including Mitel, Ciena & QNX
- Easy access to green space which offers lots of hiking and bike trails
- Surrounded by countless amenities including the Brookstreet Hotel, The Marshes Golf Club, Metro, Greco & Tim Hortons

## LOCATED IN THE HEART OF CANADA'S LARGEST TECHNOLOGY PARK



## AMENITIES NEARBY



## CONTACT US

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