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OFFICE SPACE FOR SUBLEASE
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

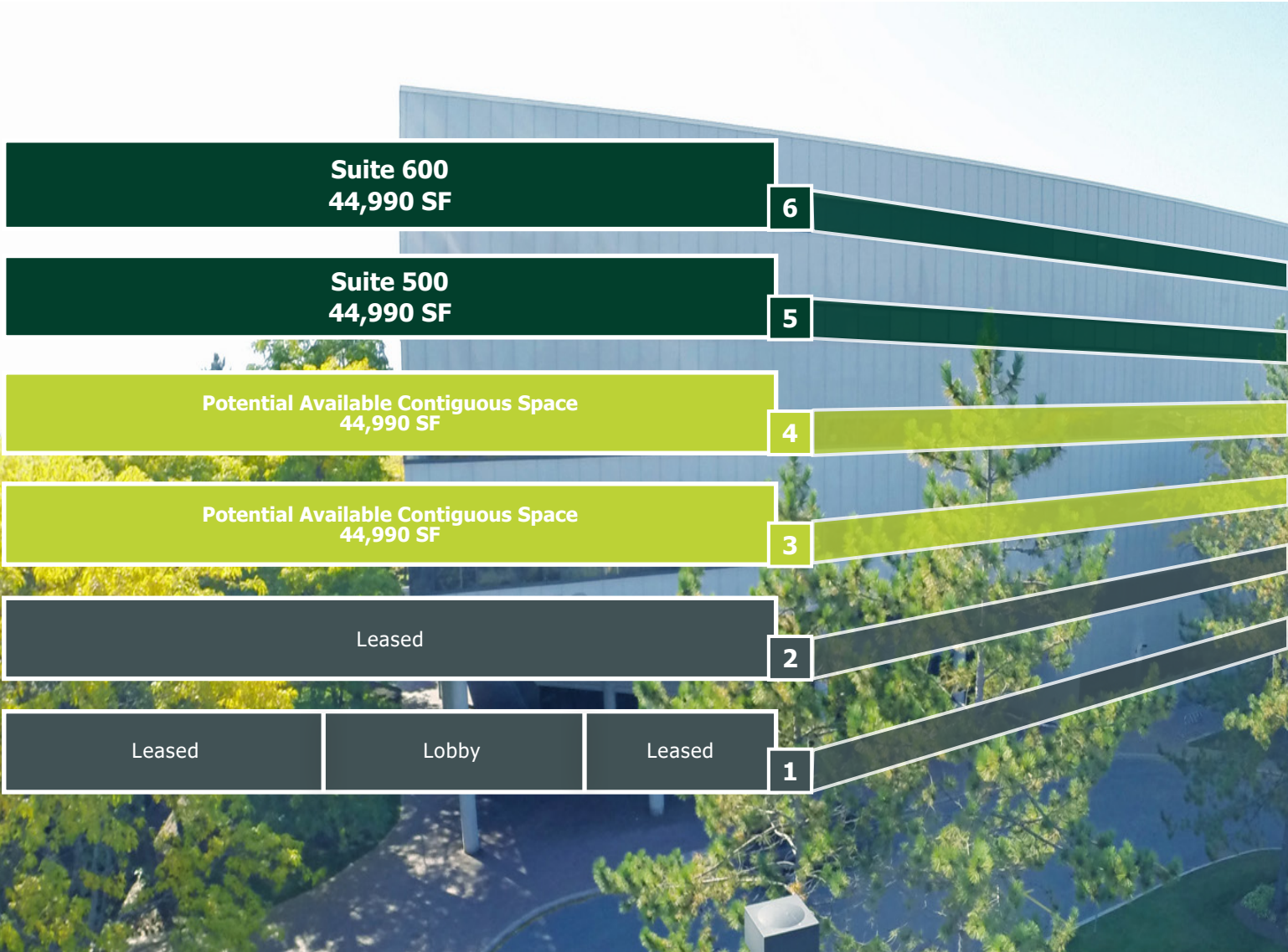
FULL FLOOR OPPORTUNITIES

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

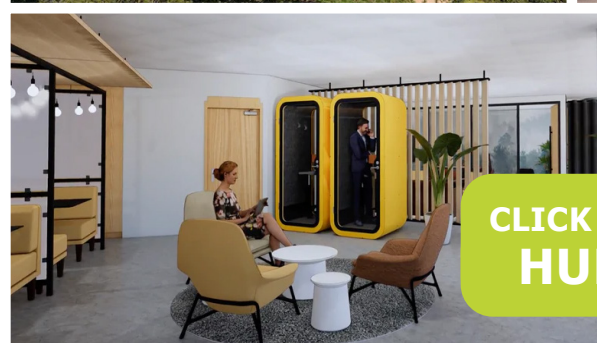
Suite 500: 44,990 sq. ft.
Suite 600: 44,990 sq. ft.
Total Available: 89,980 sq. ft.

STACKING PLAN





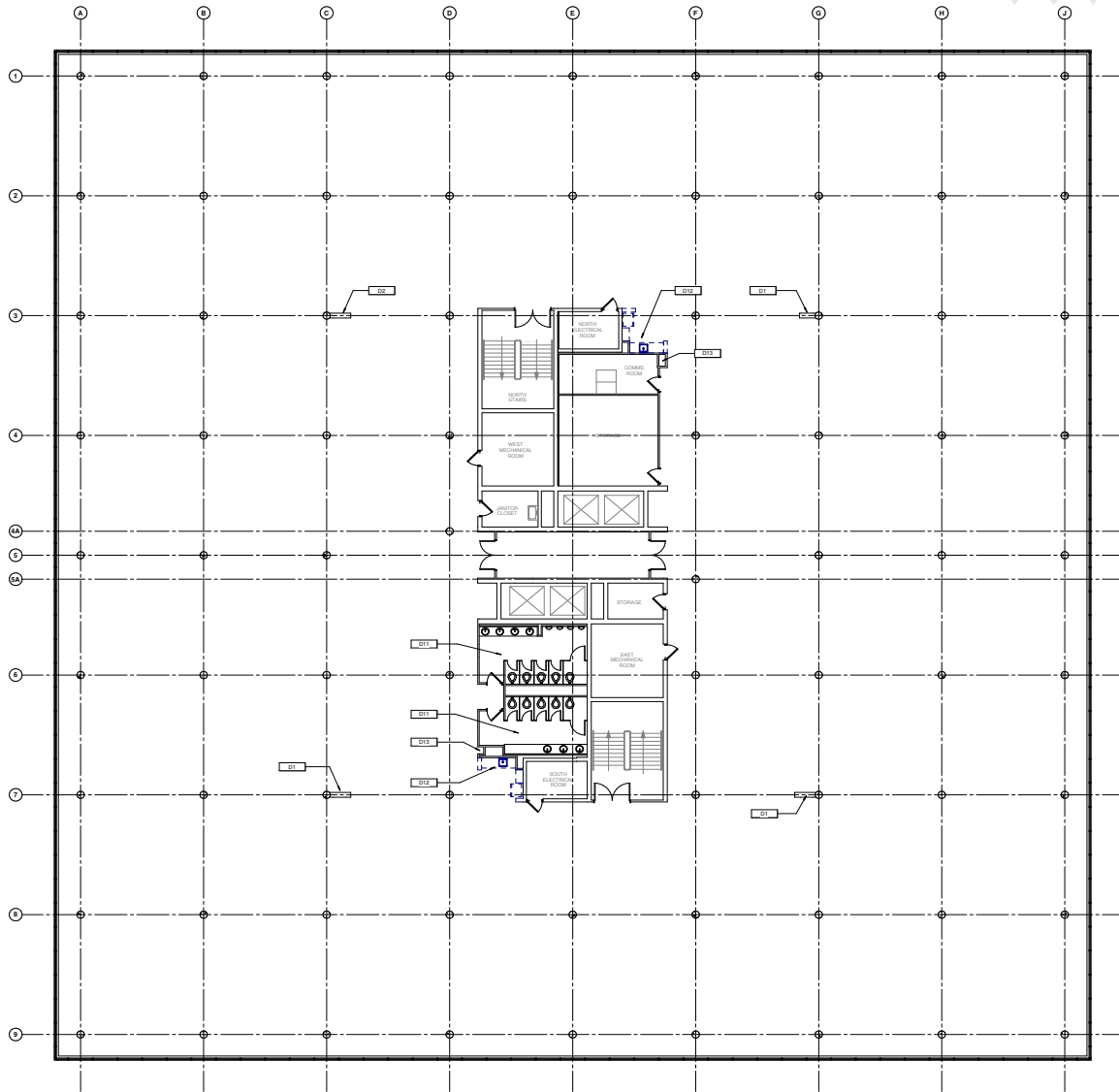
PROPERTY PHOTOS



CLICK TO OPEN
HUB350

FLOOR PLAN

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

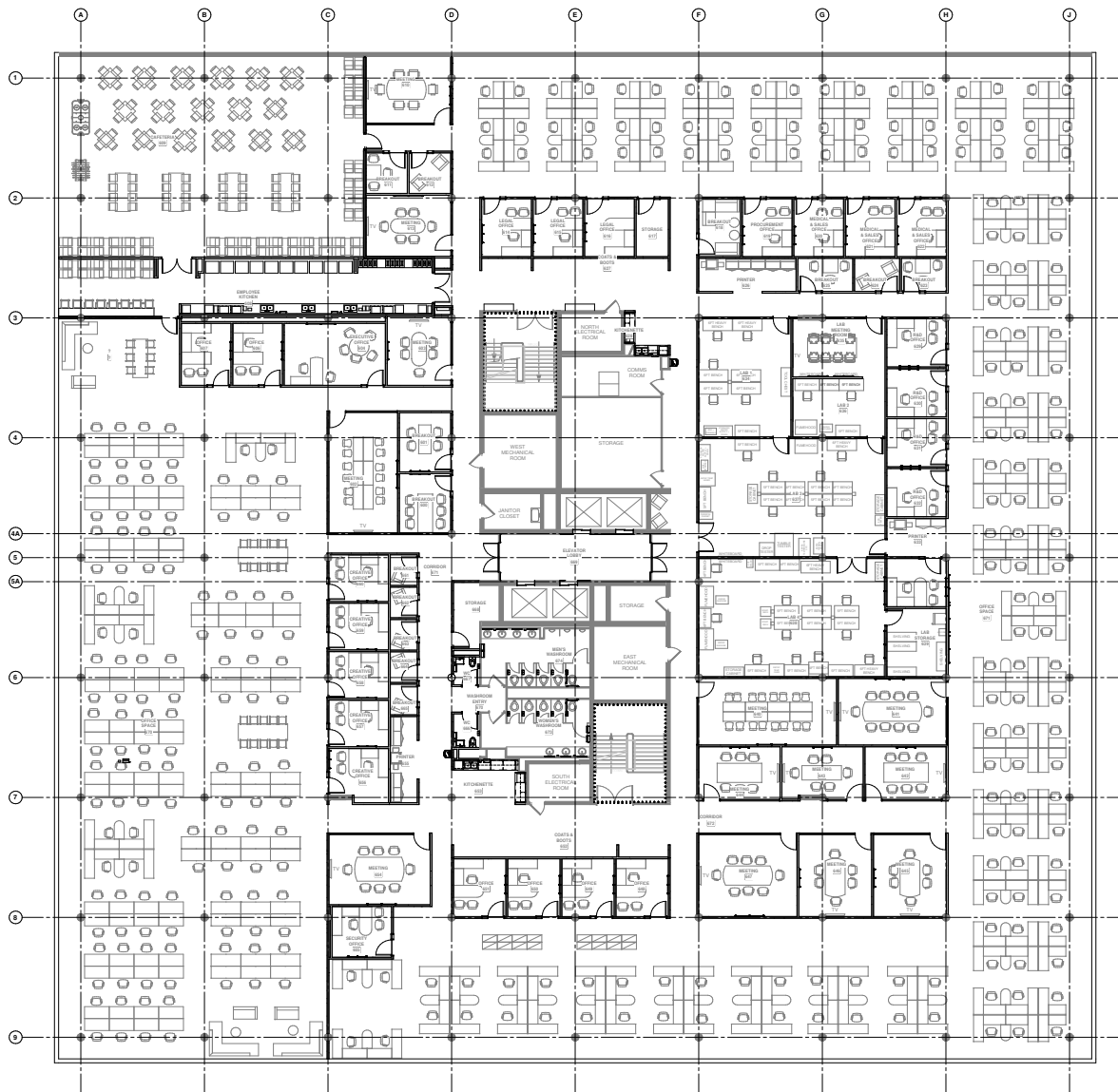


BUILDING HIGHLIGHTS

- 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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