

308 LEGGET DRIVE – SUITE 201

KANATA, ON K2K 1Y6



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr
Additional Rent:	\$11.59 SF/yr
Building Size:	32,358 SF
Available SF:	2,934 SF
Number of Units:	9
Year Built:	1989
Renovated:	2021
Zoning:	IG6
Market:	Ottawa
Submarket:	Kanata

SUITE OVERVIEW

Discover a modern, fully equipped office environment that meets all your business needs. This spacious office suite features both open and enclosed office areas, a professional boardroom, and a kitchenette – everything you need to create an efficient and comfortable workspace.

SUITE HIGHLIGHTS

- **Natural Light:** Enjoy the bright and inviting atmosphere with large perimeter windows, flooding your workspace with natural light.
- **Professional Amenities:** Benefit from an upgraded mezzanine with access to common showers and washrooms, along with new LED lighting throughout.
- **Free Parking:** Convenient and hassle-free parking with free surface parking and an additional visitor's parking area.
- **Prime Location:** Situated with easy Queensway access from March Road, this location is just steps away from all major amenities and public transit.
- **Brand Visibility:** Take advantage of available pylon signage for excellent visibility and branding.



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MERKBURN HOLDINGS LTD.

2191 Thurston Drive, Suite 4, Ottawa, ON K1G 6C9
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FOR LEASE

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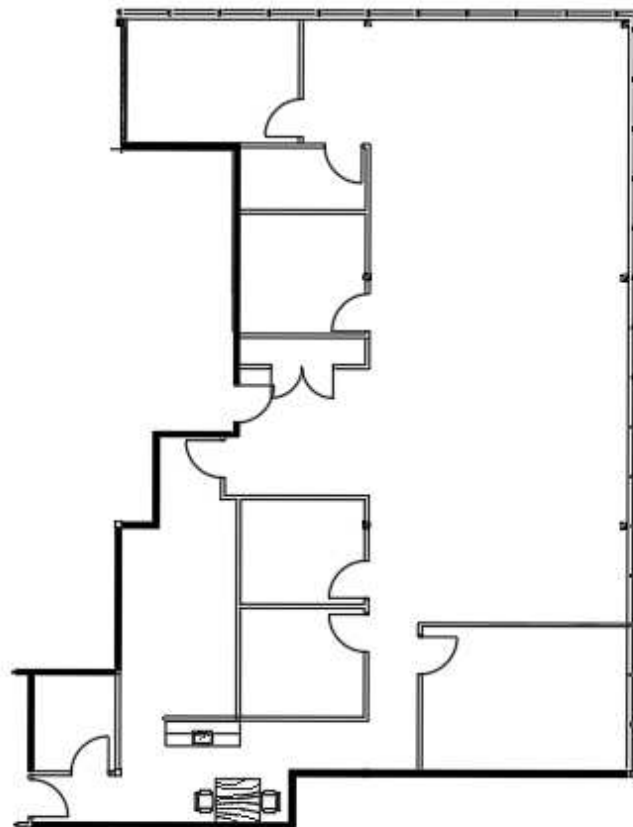
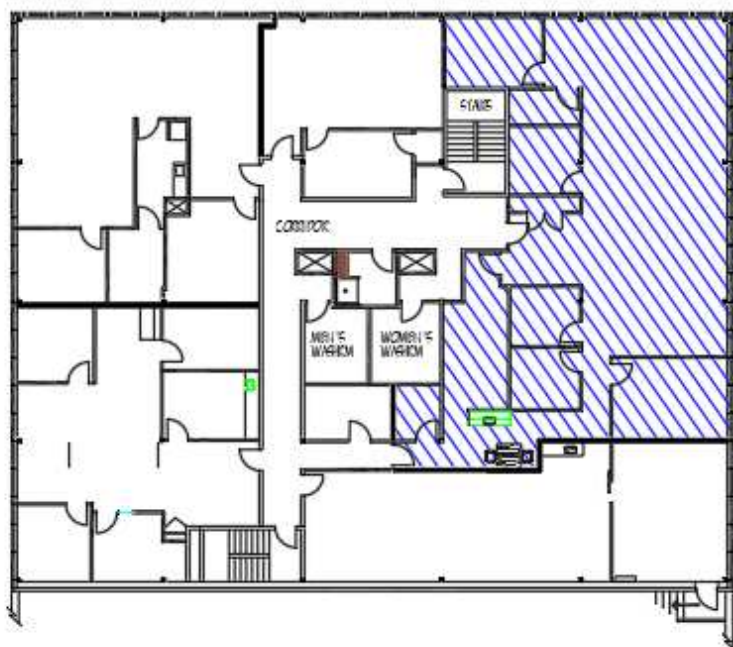
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