

Office Space For Lease · Kanata South

From 500 SF To Two Full Floors.

135 Michael Cowpland Drive, Kanata

A four-storey, multi-tenant Class B office building. Net rent \$15.00/SF with inclusive additional rent of \$13.40/SF, with space available now and a phased path to two contiguous floors through Q4 2026.



Marc Morin

Broker, Seva Commercial Real Estate

613.852.6181

Marc@SevaCo.ca



Sarah Vandenbelt

Broker of Record, Paradigm Commercial Real Estate & Brokerage

613.862.4980

sarah@paradigm-commercial.ca



LEASING ENQUIRIES leasing@SevaCo.ca

property summary



PROPERTY DESCRIPTION

135 Michael Cowpland Drive pairs immediate availability and a phased path to two full contiguous floors with market-leading affordability for a building of this quality. It suits professional services, technology, and government-contractor tenants who want a polished, move-in-ready address with parking at the door and Centrum Boulevard's amenities a short walk away.

OFFERING SUMMARY

Net Asking Rent	\$15.00 / SF
Additional Rent (TMI)	\$13.40 / SF (Inclusive)
Gross Rent	\$28.40 / SF
Available	~500 SF to 16,287 SF
Occupancy	Now Through Q4 2026 (Phased)
Zoning	Mixed Industrial (IM)

PROPERTY HIGHLIGHTS

- 30,500 SF multi-tenant Class B office over four floors, BOMA Z65.1-2010 measured.
- Suite 300/301 (4,501 SF) available immediately on the third floor.
- Entire second floor (8,143 SF) available September 2026, deliverable as one contiguous block or demised to suites as small as ~500 SF.
- Largest contiguous block of 16,287 SF across the entire second and third floors, available Q4 2026.
- Gross occupancy of \$28.40/SF (\$15.00 net plus \$13.40 inclusive additional rent), market-leading value for a building of this quality and location.
- Additional rent covers janitorial three times weekly, taxes, insurance, snow removal, waste, and elevator and HVAC maintenance.
- 98 surface parking spaces at roughly 3.2 per 1,000 SF, above the Kanata norm, with exterior signage available to full-floor tenants.
- Walking distance to Centrum Boulevard amenities including restaurants, cafés, banking, fitness, and everyday services for staff.
- Kanata South, on Highway 417 and minutes from the Kanata North technology campus and Centrum retail.



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the building



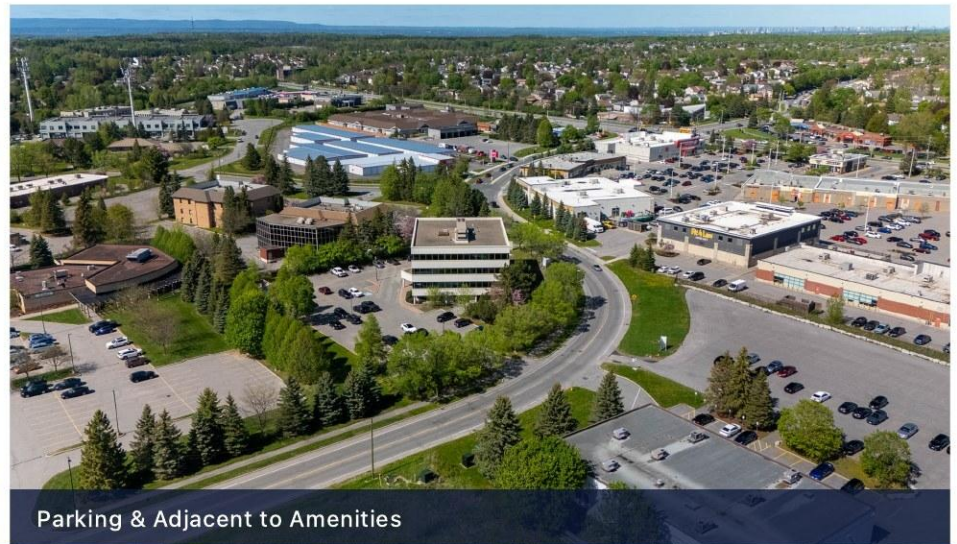
Front Exterior



Common Area Lobby



Aerial Site View



Parking & Adjacent to Amenities



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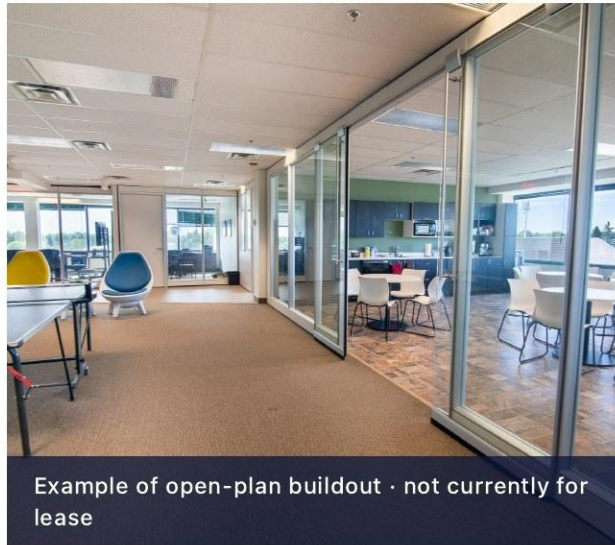
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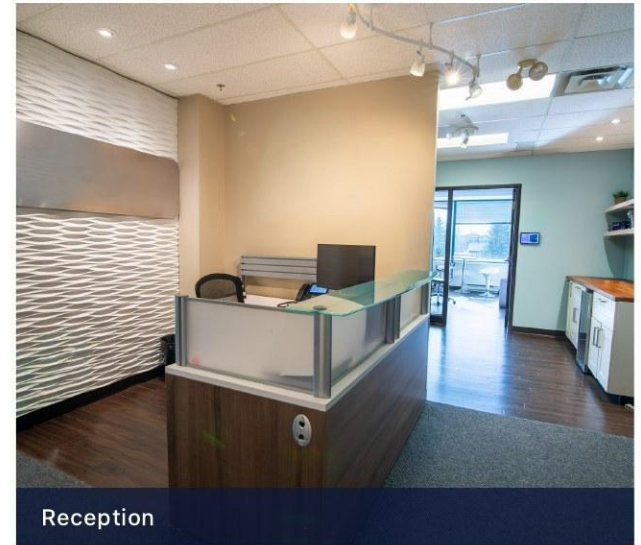
interior + space



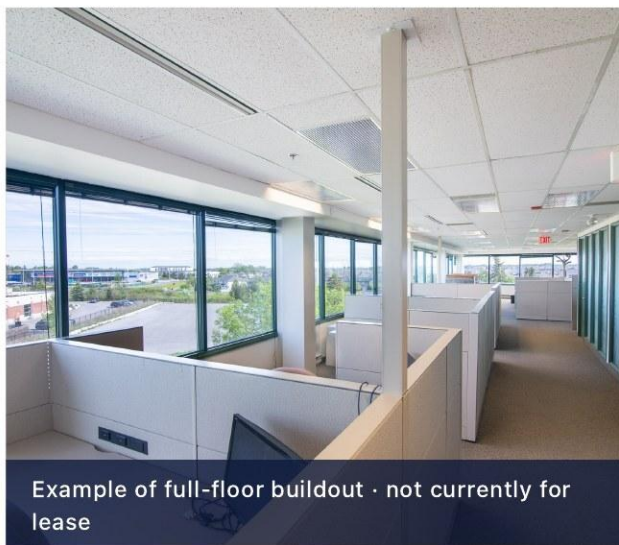
Lobby & Elevator Core



Example of open-plan buildout · not currently for lease



Reception



Example of full-floor buildout · not currently for lease



Boardroom



Kitchen & Breakout



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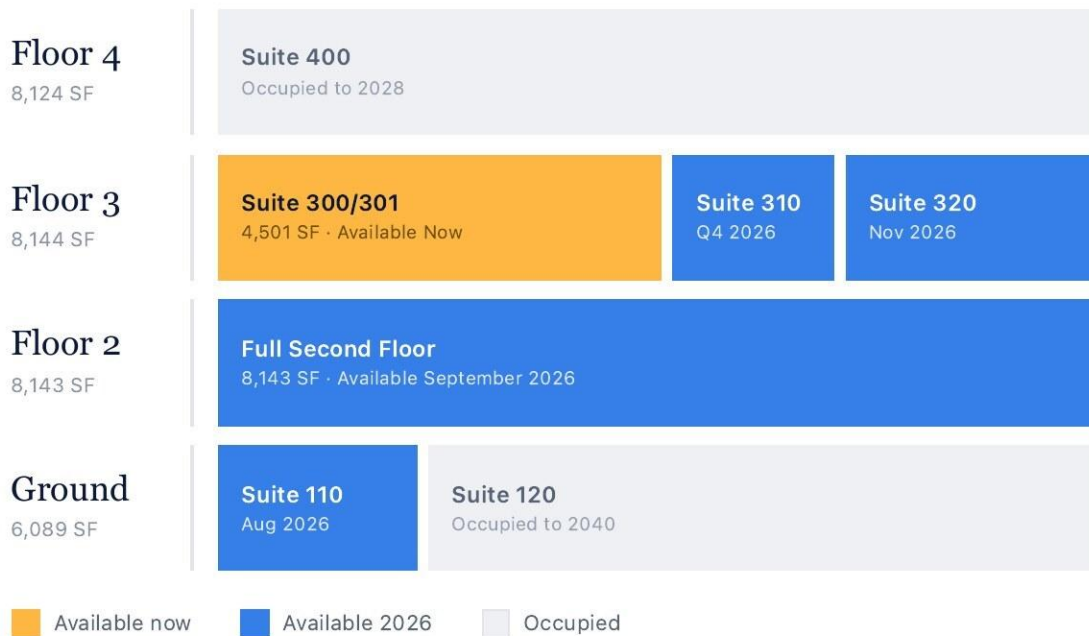
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available spaces



CHOOSE YOUR BLOCK

Three delivery dates build toward a single contiguous block. Suite 300/301 (4,501 SF) is on the market today on the third floor. The full second floor (8,143 SF) follows in September 2026 and can be demised to suites as small as ~500 SF. By Q4 2026 the third floor opens up alongside it, delivering a single 16,287 SF contiguous block across Floors 2 and 3. A tenant can take a single suite now or pre-commit to a full-floor or two-floor block on a defined timeline.

AVAILABILITY AT A GLANCE

Available Now	Suite 300/301 · 4,501 SF
September 2026	Full 2nd Floor · 8,143 SF
Q4 2026	Full 3rd Floor · 8,144 SF
Largest Block	Up To 16,287 SF (Floors 2 + 3)
Smallest Demise	~500 SF
Rent	\$15.00 Net + \$13.40 TMI / SF



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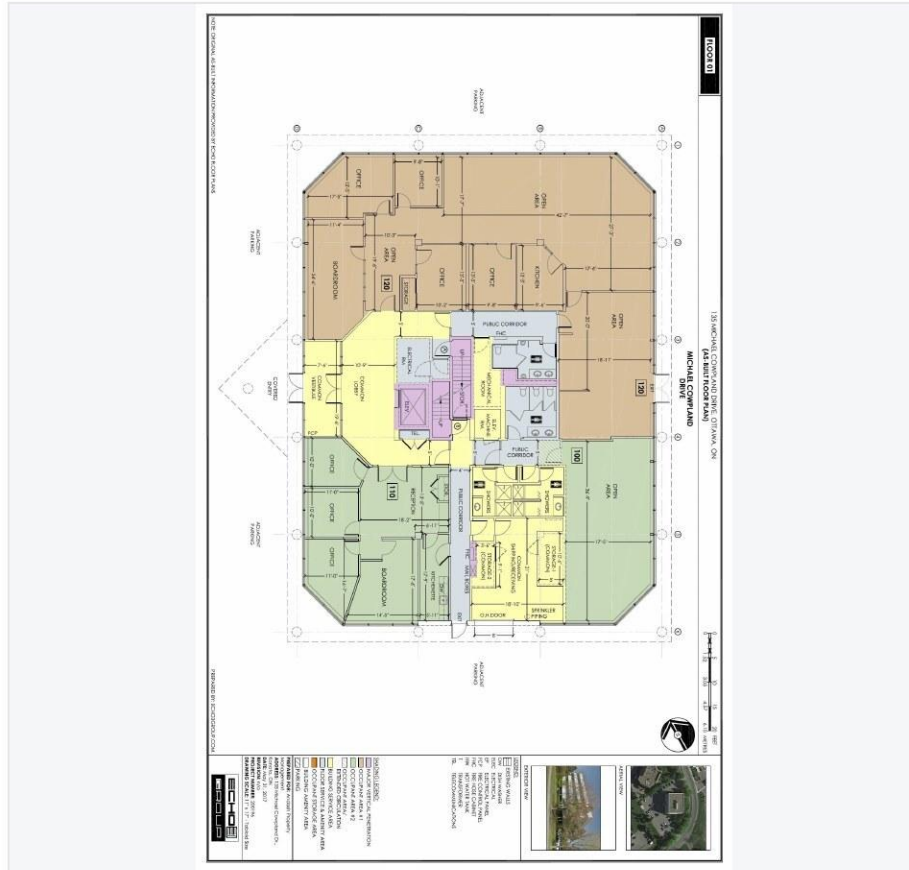
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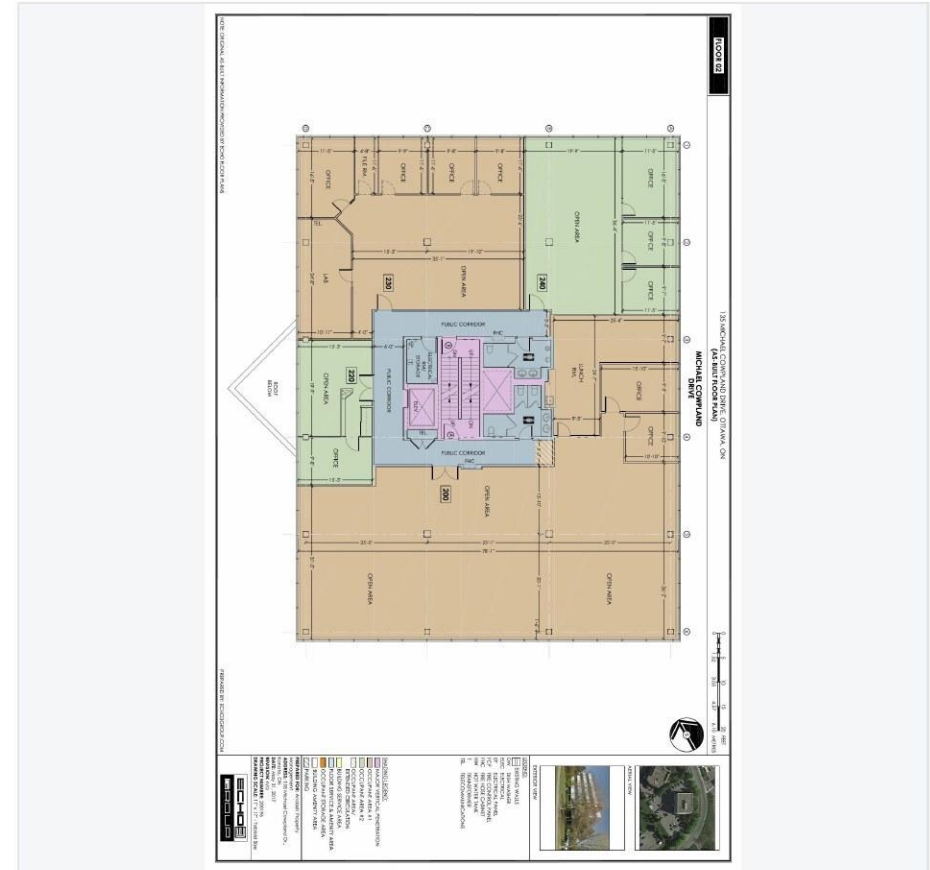
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ground + second floor



GROUND FLOOR · 6,089 SF



SECOND FLOOR · 8,143 SF · FULL FLOOR AVAILABLE SEPT 2026

6,089 SF

GROUND FLOOR

8,143 SF

SECOND FLOOR (FULL)

~500 SF

SMALLEST DEMISE

11'

SLAB-TO-SLAB HEIGHT



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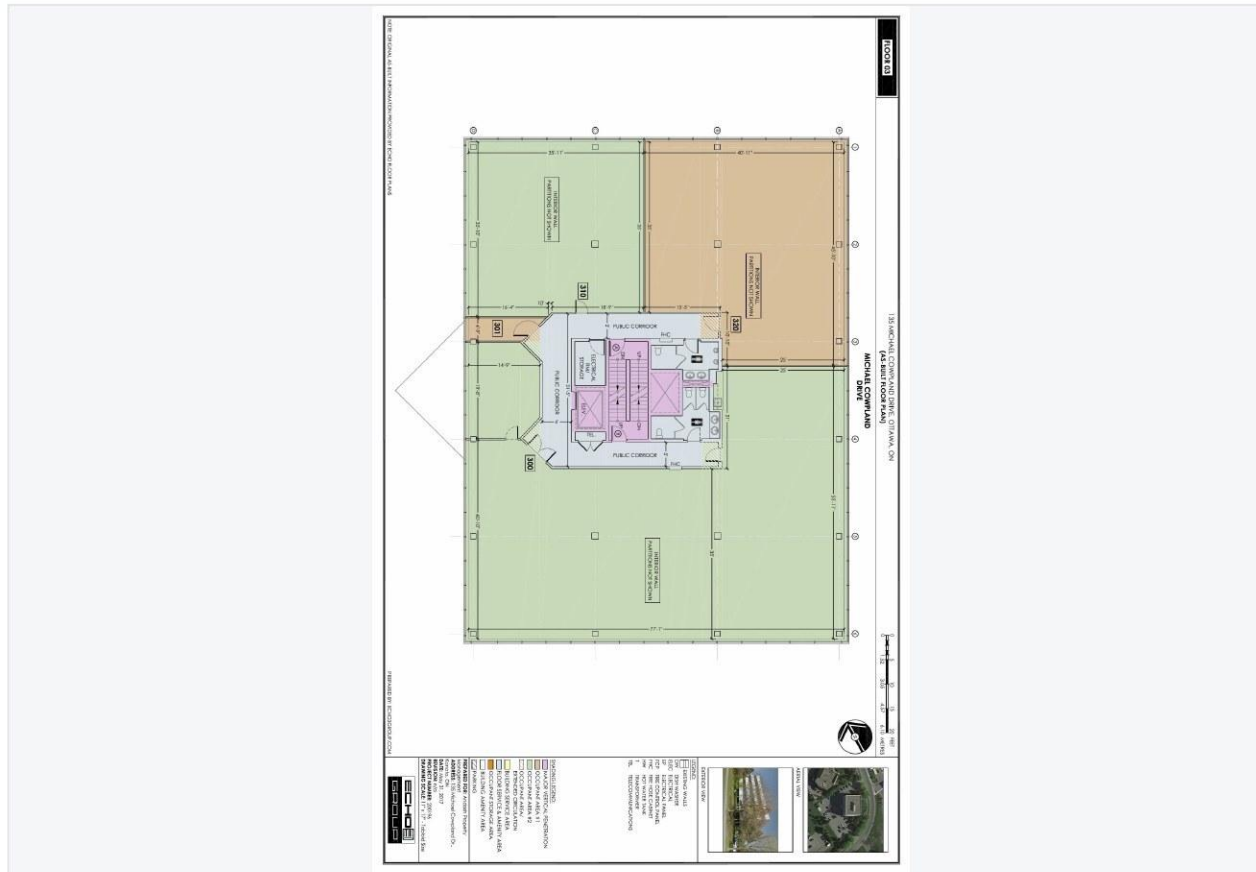
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third floor



THIRD FLOOR · 8,144 SF · SUITE 300/301 (4,501 SF) AVAILABLE NOW

4,501 SF

SUITE 300/301 (NOW)

8,144 SF

THIRD FLOOR

16,287 SF

FLOORS 2 + 3 CONTIGUOUS

Elevator

SERVED ALL FLOORS



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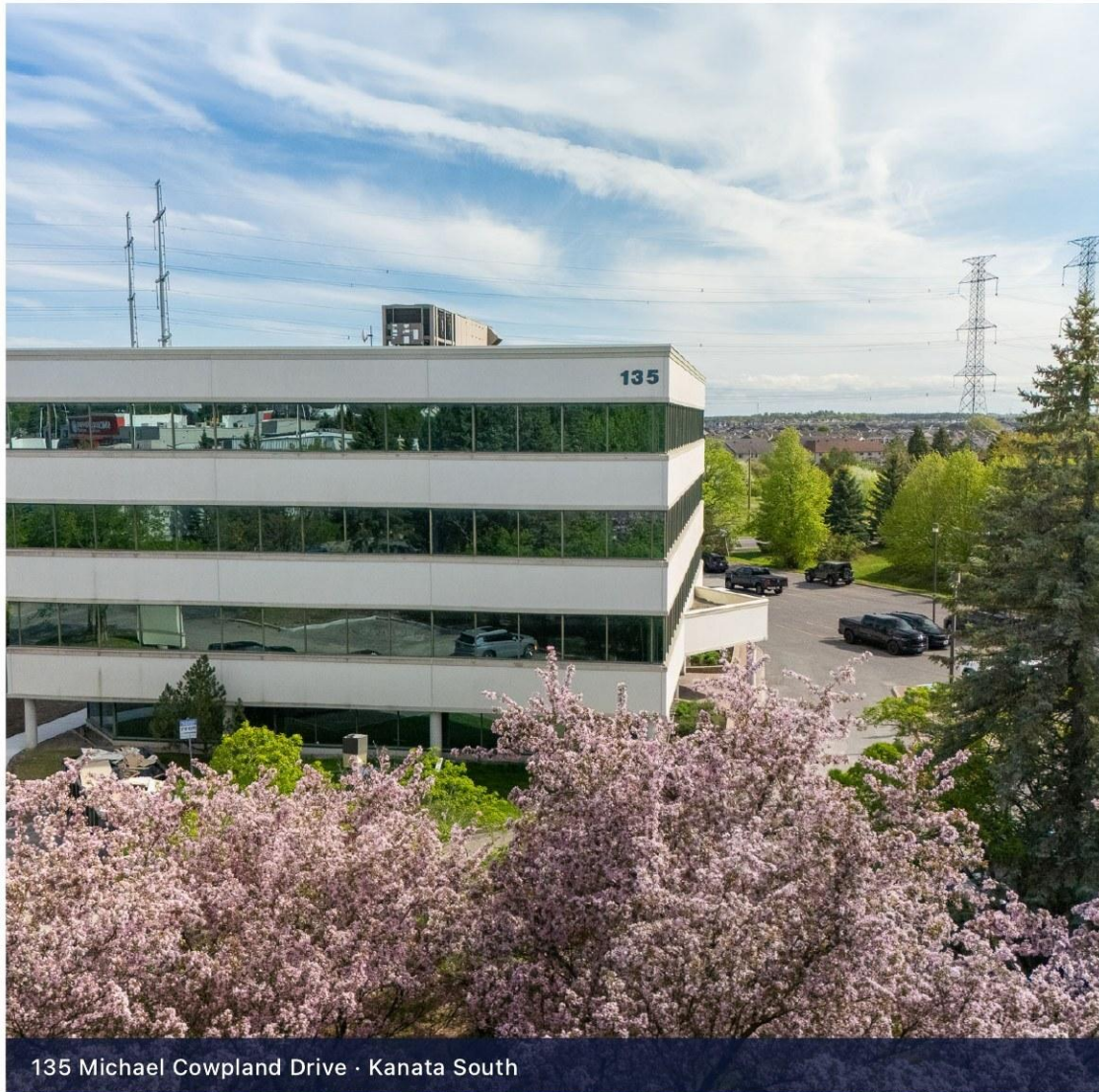
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kanata south



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WHERE KANATA'S OFFICE MARKET CONCENTRATES

Kanata South sits at the intersection of Ottawa's technology corridor and the city's main east-west commute spine. Highway 417 is minutes north, and the Kanata North technology campus is a short drive up Terry Fox Drive. Centrum Boulevard's retail, dining, and services cluster is close by, and the Eagleson park-and-ride connects to downtown Ottawa on OC Transpo express service.

LOCATION HIGHLIGHTS

- Direct access to Highway 417, the Queensway, running east to downtown and west to the 416 interchange.
- Minutes from the Kanata North technology campus (Nokia, Ciena, Mitel and others).
- Walking distance to Centrum Boulevard retail, dining, and banking.
- Eagleson park-and-ride with OC Transpo express service to downtown Ottawa.
- Established office node with a diverse professional and technology tenant base.
- Walk Score of 77, well above the suburban office norm.



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