

FOR LEASE



SUCCESS IS WITHIN US

# 308 LEGGET DRIVE – SUITE 204

KANATA, ON K2K 1Y6



## OFFERING SUMMARY

Lease Rate:	14.00 SF/yr NNN
Additional Rent:	\$11.59 SF/yr
Building Size:	32,358 SF
Available SF:	1,559 SF
Number of Units:	9
Year Built:	1989
Renovated:	2021
Zoning:	IG6
Market:	Ottawa
Submarket:	Kanata

## PROPERTY OVERVIEW

Beautiful 2nd floor, corner office space for lease, located in Kanata North Technology Park. Large perimeter windows for natural light & pylon signage available. Upgraded mezzanine with common showers & washrooms. On-site free parking for employee's and visitor parking. Easy access to Highway 417 from March Road. Close to all amenities and public transit.

## PROPERTY HIGHLIGHTS

- Mix of enclosed offices, open areas, boardroom & kitchen.
- Free parking onsite (3:1000)
- Pylon signage available



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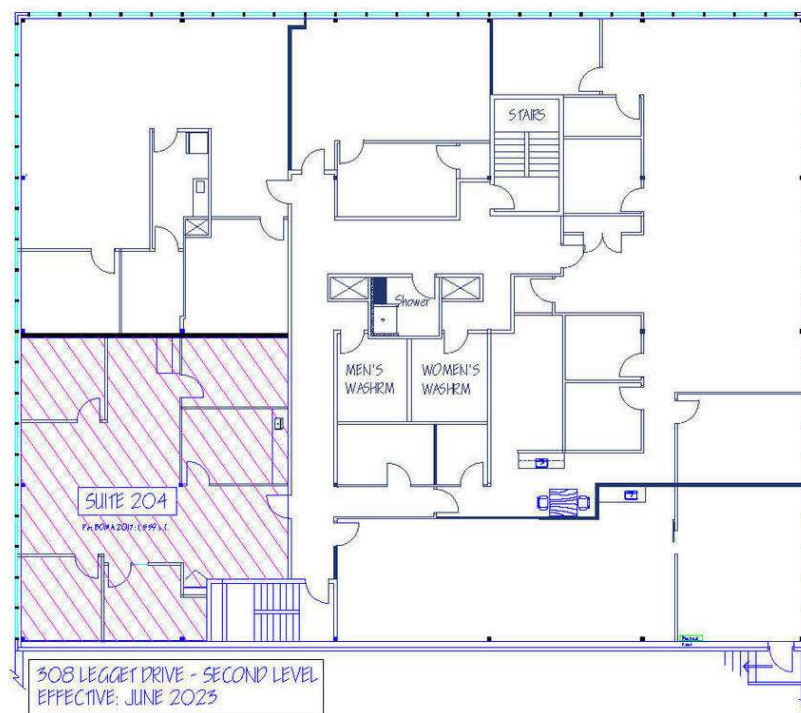
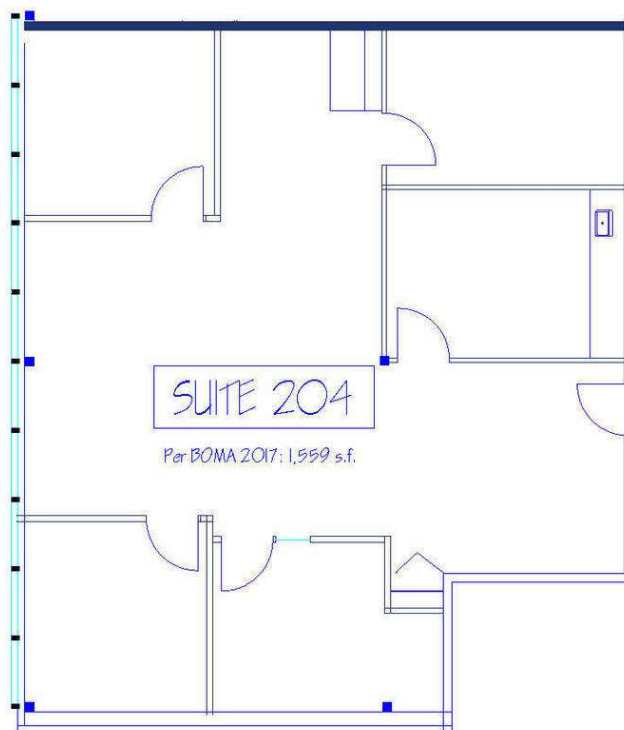
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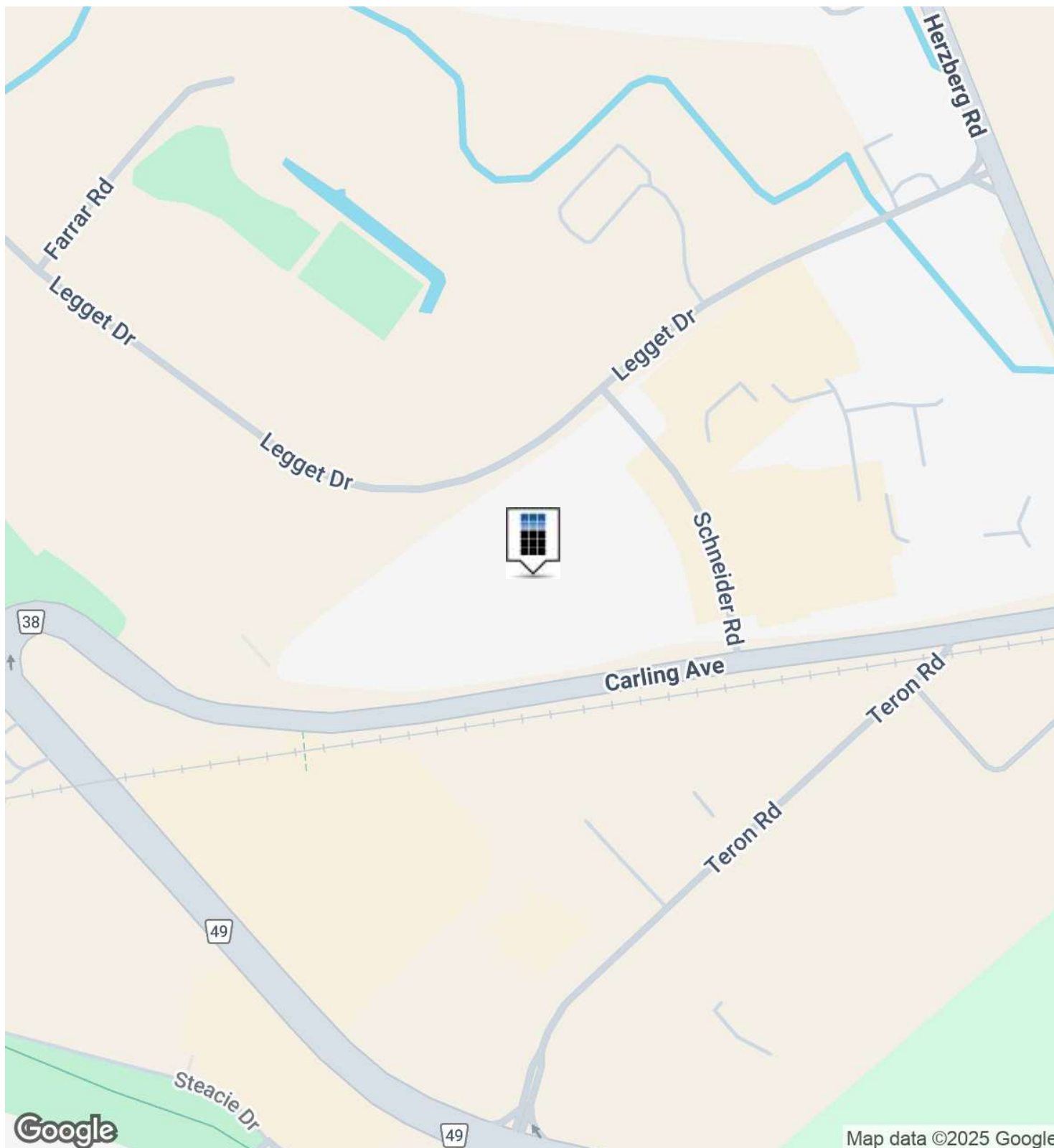
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