

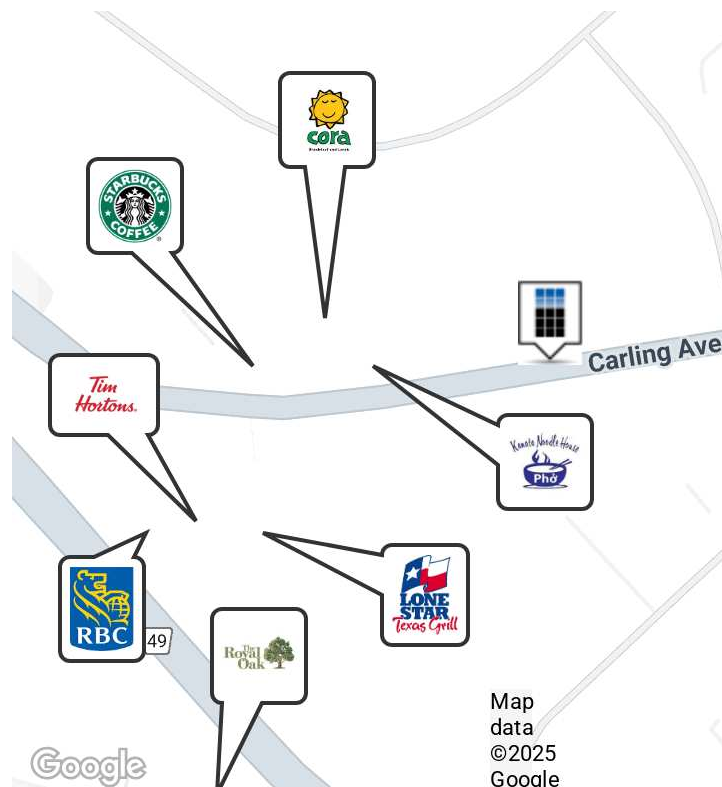
FOR LEASE

4043 CARLING AVENUE – LL12

KANATA, ON K2K 2A4



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OFFERING SUMMARY

Lease Rate:	\$7.00 SF/yr (NNN)
Additional Rent:	\$13.96 SF/yr
Building Size:	32,361 SF
Available SF:	488 SF
Number of Units:	13
Year Built:	2001
Renovated:	2020
Zoning:	IG6
Market:	Ottawa
Submarket:	Kanata

PROPERTY OVERVIEW

Take your business to new heights with our beautiful office space for lease in the highly sought-after Kanata North Business Park. Our building boasts impressive features such as an elevator, common showers, and ample on-site parking – everything you need to create a productive and comfortable work environment. Don't miss out on this incredible opportunity to elevate your business in an ideal location. Secure your office space today and experience the difference that a prime location can make.

- Dedicated Fibre Internet with symmetrical speeds up to 10Gbps available
- On-site personal trainer
- Walking distance to transit and retail amenities
- Common showers in the building
- Easy access to Highway 417



MARLENE PIITZ
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MERKBURN HOLDINGS LTD.

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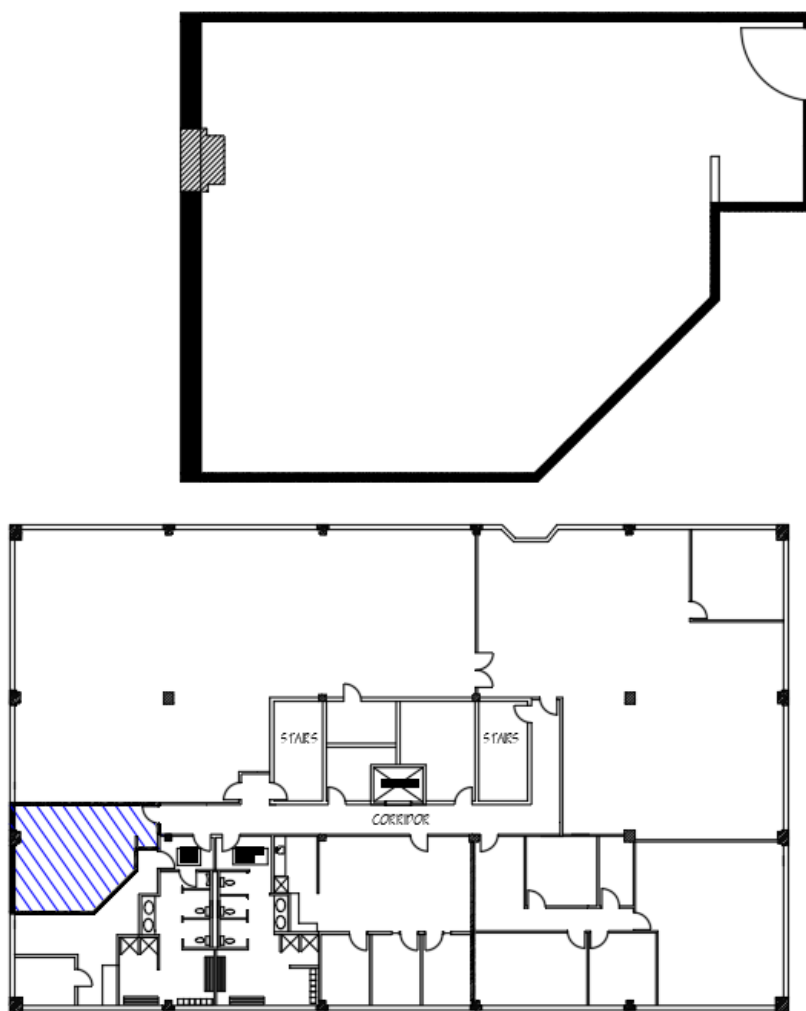
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