



430 Hazeldean Road, Unit 4

KANATA, ONTARIO

BUILDING FEATURES:

- 2555 sq. ft. Retail Space
- Net Rent \$25.00 per sq. ft.
- Recoverable Cost \$8.00 per sq. ft. (includes Gas, Hydro and HVAC & maintenance)
- Access to common dock loading via rear hallway.
- 20 ft glass frontage
- Over 300 parking space shared with 420 Hazeldean road.
- Building standard sign is channel letters
- Other tenants includes Kumon, Kobols Corner, Spectrum Kitchen, Head office Co-workspace, Hazeldean mini-offices on second floor and more.

LEASE DETAILS

ADDRESS	430 Hazeldean Road, Unit 4 Kanata, ON
NET RATE PER SQ. FT.	\$25.00
RETAIL SF	2555 SF
LEASE TERM	5 – 10 YEARS
ZONING CODE	AM2 [1216] H (20)
OCCUPANCY	IMMEDIATE
PROPERTY TYPE	RETAIL SPACE



GEOFFREY H. GODDING CPM

Senior VP / Sales Representative
Capworth Commercial Realty
Brokerage Corporation

Direct # 613.720.1186

Main Office # 613.663-2549 ext. 4

Email: geoffg@bell.net

Website: <https://geoffgoddling.biz>

Main Office: 1390 Prince of Wales
Drive, Suite 106, Ottawa, Ontario
K2C 3N6

Geoff Office: 430 Hazeldean Road,
Suite 222, Kanata, ON. K2L 1T9



RECOVERABLE INCLUDES:

- Real Estate Taxes
- Snow Removal
- Landscape
- General Maintenance Repair
- Heat & Hydro
- Insurance
- Common Area Hydro
- Water & Sewer
- Management & Administration
- Common area cleaning