

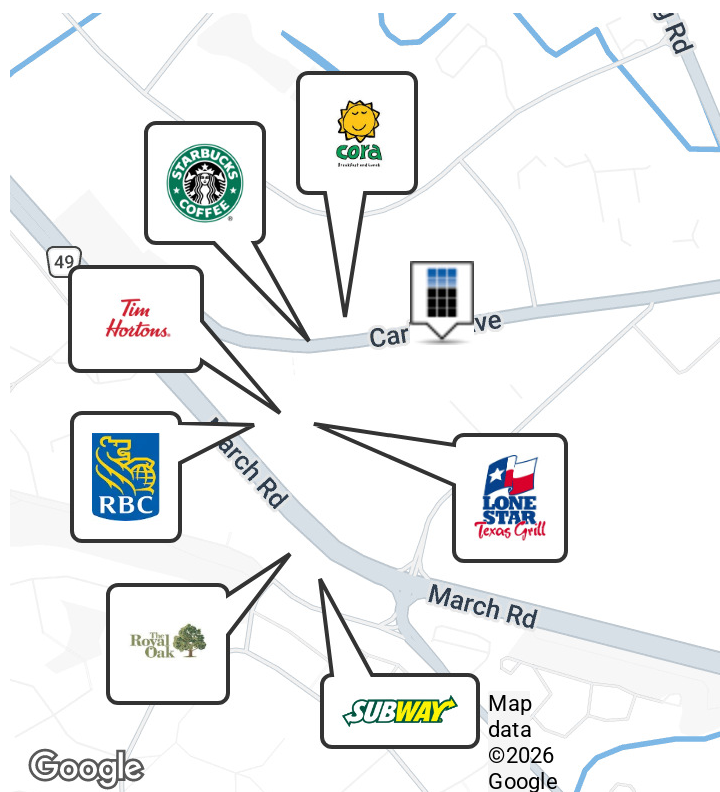
FOR LEASE

4043 CARLING AVENUE – SUITE 200

KANATA, ON K2K 2A4



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OFFERING SUMMARY

Lease Rate:	14.00 SF/yr (NNN)
Additional Rent:	\$14.67 SF/yr
Building Size:	32,361 SF
Available SF:	4,974 SF
Number of Units:	13
Year Built:	2001
Renovated:	2020
Zoning:	IG6
Market:	Ottawa
Submarket:	Kanata

PROPERTY OVERVIEW

Located off March Road near the corner of Carling Avenue and Schneider Road in Kanata North. This professionally managed building offers an excellent opportunity to grow or expand in one of Canada's largest technology business parks. Within walking distance to amenities such as Tim Hortons, Lone Star, Goodlife Fitness, Metro, Cora's, Wendy's, Royal Oak, bike paths and public transit to name a few.

PROPERTY HIGHLIGHTS

- Second-floor space consists of a mix of traditional office suites with an in-suite kitchenette.
- Walking distance to transit & retail amenities
- Common showers in the building and pylon signage available.
- Easy Access to Highway 417
- Personal trainer on site



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MERKBURN HOLDINGS LTD.

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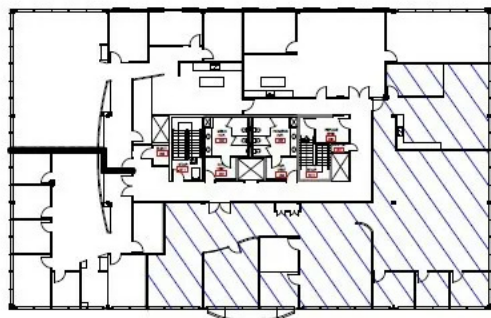
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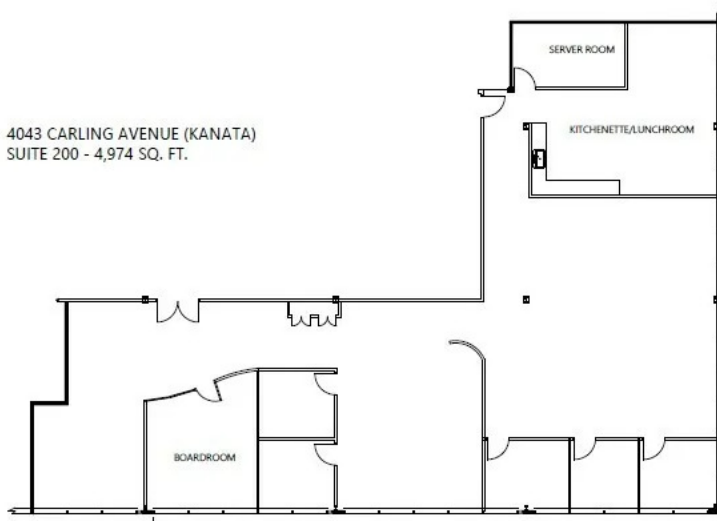
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KANATA, ON K2K 2A4



4043 CARLING AVENUE (KANATA)
SUITE 200 - 4,974 SQ. FT.



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