

# 30

## EDGEWATER STREET

Kanata, Ontario

2,571 sq.ft. - 15,000 sq.ft.



OFFICE SPACE  
FOR LEASE

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**COLONNADE  
BRIDGEPORT**

Realty Inc., Brokerage

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## LEASE DETAILS

**Rental Rate:** \$15.00/sq.ft.

**Taxes & Operating:** \$8.19/sq.ft.

Operating costs, tax estimates and rental ranges are based on 2020 figures excluding utilities + in suite janitorial and are subject to change.

## OPPORTUNITY

**Suite 114 - 15,000 sq.ft.**

(available now)

**Suite 121 - 2,571 sq.ft.**

(available now)

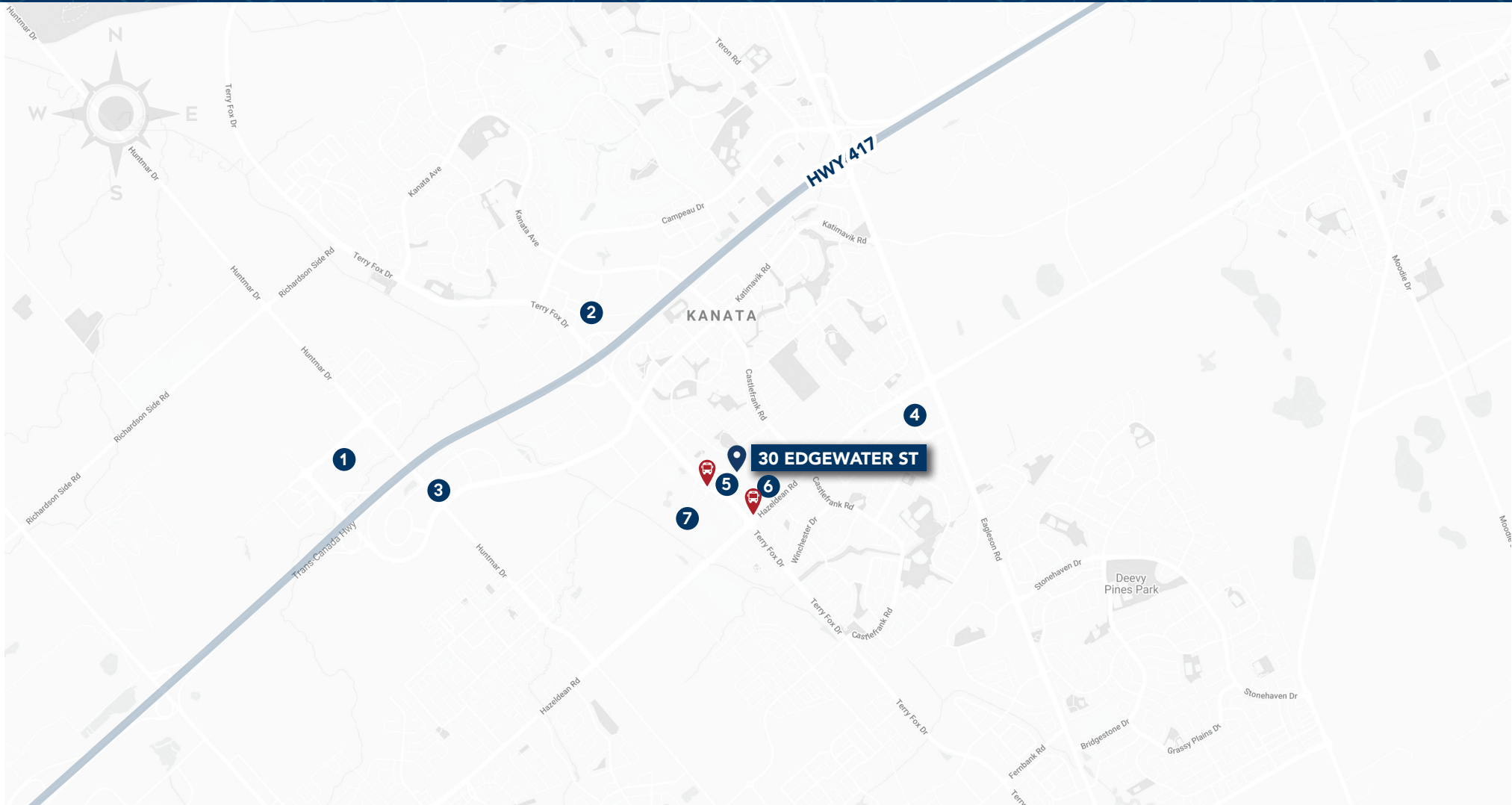
## HIGHLIGHTS

- ✓ Access to OC Transpo at the corner of Terry Fox Drive and Edgewater Street
- ✓ Minutes to HWY 417 via Terry Fox Drive
- ✓ Five minute drive to the Kanata Centrum Shopping Centre, and the Canadian Tire Centre
- ✓
  - Independent access
  - Free parking on-site
  - Exterior signage available
  - Convenient proximity to retail and restaurants





# AREA MAP



## 30 EDGEWATER STREET Kanata, Ontario

- 1 Tanger Outlet Mall
- 2 Kanata Centrum Shopping Centre
- 3 Canadian Tire Centre
- 4 Hazeldean Mall
- 5 A&W/Swiss Chalet/  
D'Arcy McGees
- 6 Tim Hortons
- 7 Kanata Recreation  
Centre / Walter Baker Park

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## SUITE 114

15,000 sq.ft.

- Variety of office and meeting rooms
- Open concept area ready for workstations
- In suite washrooms with shower facilities
- Eat in kitchen





# 30 EDGEWATER STREET

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## SUITE 121

2,571 sq.ft.

- Bright space with reception, enclosed offices, kitchen, open concept area
- Can be subdivided

