

30

EDGEWATER STREET

Kanata, Ontario

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



OFFICE SPACE
FOR LEASE

PAUL MILLER

Real Estate Sales Representative

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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

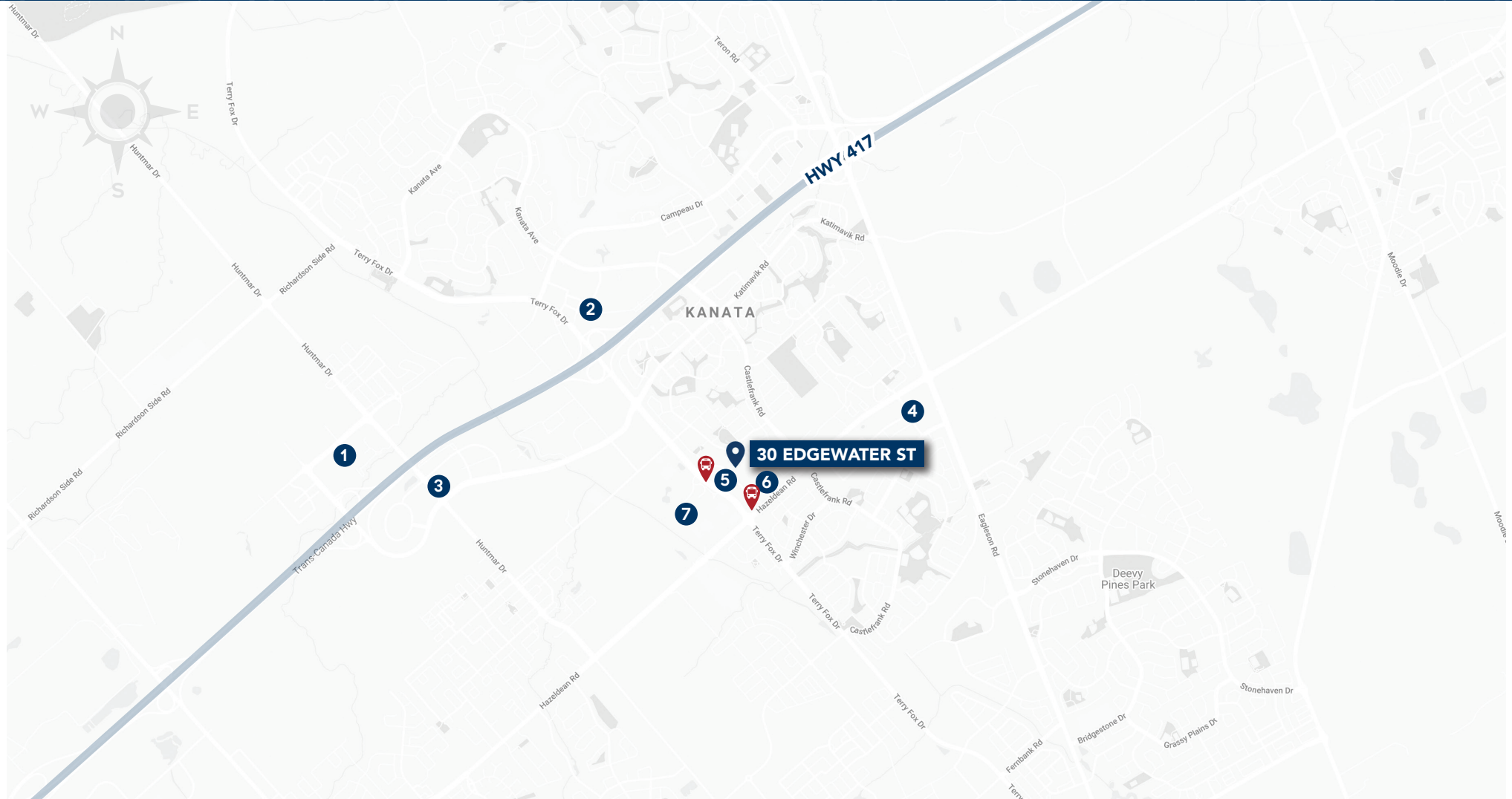
✓ Access to OC Transpo at the corner of Terry Fox Drive and Edgewater Street

✓ 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

