

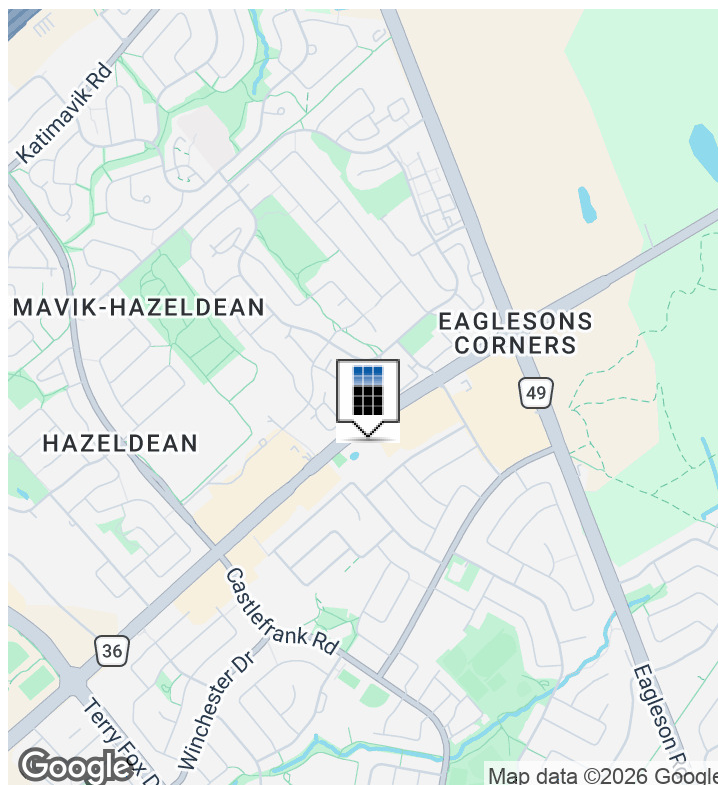
FOR LEASE



SUCCESS IS WITHIN US

436 HAZELDEAN ROAD

KANATA, ON K2L 1V4



OFFERING SUMMARY

Lease Rate:	Contact for details
Additional Rent:	11.26 SF/yr
Building Size:	52,826 SF
Available SF:	34,527 SF
Number of Units:	6
Year Built:	1982
Renovated:	2019
Zoning:	MS2
Market:	Ottawa
Submarket:	Kanata

PROPERTY OVERVIEW

436 Hazeldean Road in Kanata offers 34,527 SF of data centre space and supporting office areas.

Heavy power, enhanced cooling and climate control, advanced fire suppression, single secure entrance, external secure loading docks, and multiple isolated entry points into data centre from multiple carriers.

PROPERTY HIGHLIGHTS

- Approximately 34,527 SF available
- Heavy power capacity
- Enhanced cooling
- Advanced climate control for temperature and humidity
- Multiple isolated entry points into data centre from multiple carriers
- Isolated carrier interconnect rooms
- Enhanced security and controlled access
- Fire suppression system
- External secure loading docks
- Designated accessible parking
- Pylon signage



STACEY KENNEY
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MERKBURN HOLDINGS LIMITED

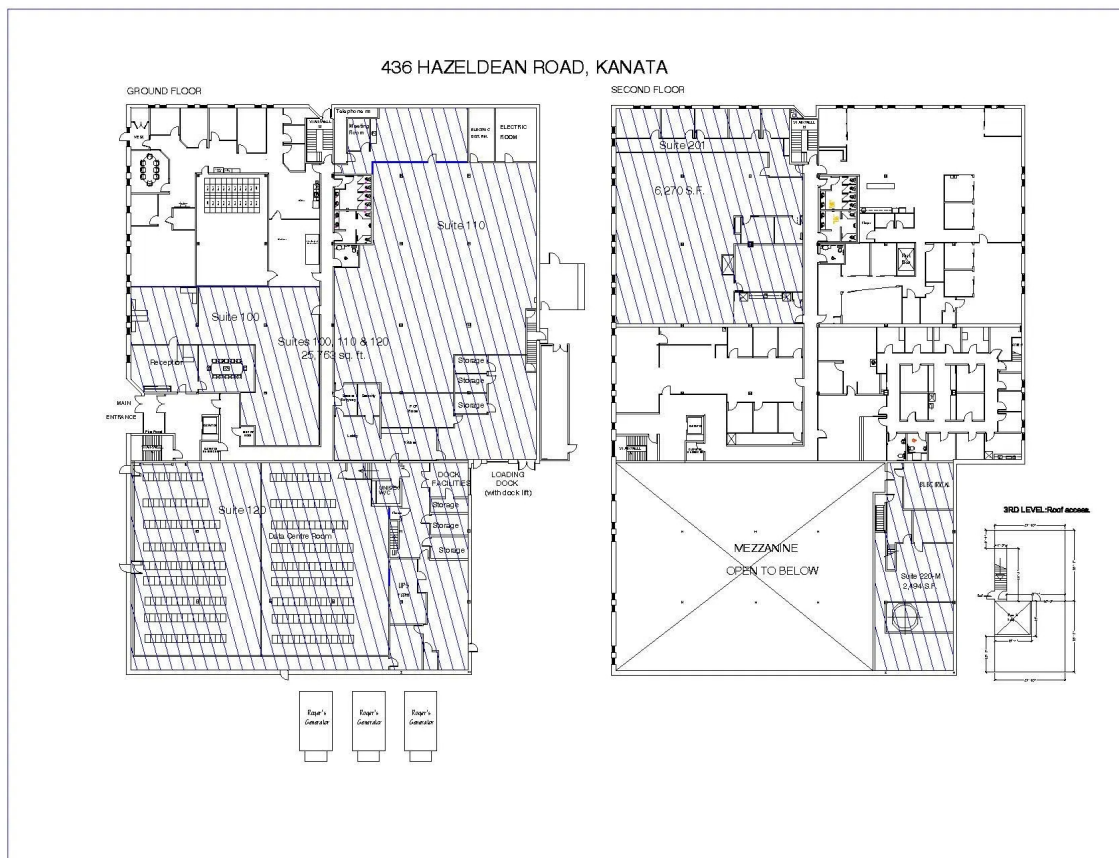
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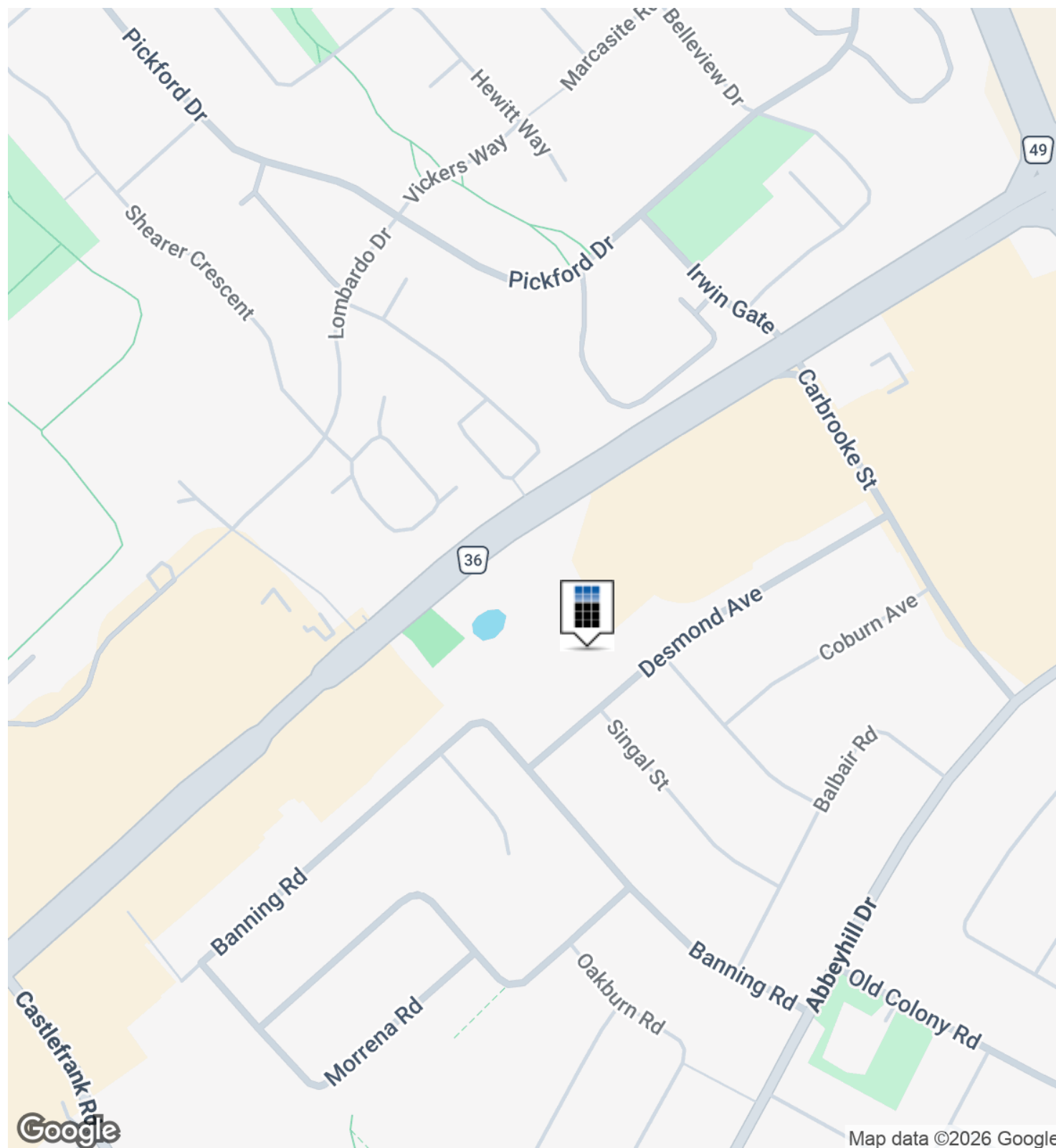
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